

Board of Public Works

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May 20, 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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May 20, 2026**



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

Recommendation: That the Board of Public Works approve funding for 21 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: \$651,100

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

Agreement #	Amount	County	Grantee
PA-2026-2482	\$7,200	Anne Arundel	Matthew J. Peneck
PA-2026-2218-SF	\$5,200	Calvert	Matthew P. Tettimer
PA-2026-2219-SF	\$1,800	Calvert	Matthew P. Tettimer
PA-2026-2336-P	\$19,100	Calvert	Matthew P. Tettimer
NW-2026-2656	\$3,500	Caroline	Henry Gibbons Neff
MP-2026-2644-SF	\$4,100	Carroll	Dennis W. Brothers
MP-2026-2659	\$6,500	Carroll	Ralph E. Bassler
AT-2026-2657	\$33,500	Cecil	Rev. Trust Agreement of John F. Coleman
AT-2026-2690	\$89,700	Charles	Brindan LLC
AT-2026-2671	\$37,200	Charles	Wicomico Valley Foundation
MP-2026-2669	\$32,500	Frederick	Karen Fry Zimmerman
MP-2026-2672-P	\$2,800	Frederick	Stephen P. Derrenbacher
RS-2026-2570	\$38,800	Howard	Patrick Family LTD Partnership II
RS-2026-2571	\$19,400	Howard	Patrick Family LTD Partnership II
RS-2026-2572	\$39,700	Howard	Patrick Family LTD Partnership II
CH-2026-2667	\$106,200	Kent	Dierker Farms, LLC

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1. DEPARTMENT OF AGRICULTURE (continued)

Agreement #	Amount	County	Grantee
AT-2026-2616	\$70,300	Prince George's	Russell G. Watson, Jr.
PA-2026-2617	\$64,000	Prince George's	Susan Watson Hardy
AT-2026-2688	\$38,600	Queen Anne's	Patchett Farm, LLC
CH-2026-2591	\$28,500	Queen Anne's	Ethan Whiteside
NW-2026-2670	\$2,500	Wicomico	Charles A. Hickman

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

Recommendation: That the Board of Public Works approve reverting the balances on seven 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: \$68,893.93

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

Agreement #	Amount	County	Recipient	Status
AT-2026-2260	\$4,468.96	Allegany	Lloyd P. Hardman, III	Completed
RS-2026-2255-SF	\$1,400.00	Baltimore	Kelly Hogan	Canceled
CR-2025-2581	\$1,601.15	Caroline	Robert P. Weer	Completed
MP-2025-2767-P	\$16,513.82	Frederick	Eric L. Troxell	Completed
PR-2025-2802-R	\$610.00	Somerset	Matthew J. Webster	Completed
PA-2025-2757	\$31,100.00	St. Mary's	Joseph E. Carrico	Canceled
PA-2025-2758	\$13,200.00	St. Mary's	Joseph E. Carrico	Canceled

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

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

*Department of General Services March 2026
Department of Transportation March 2026*

Authority: COMAR 21.02.01.05

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

DEFERRED

WITHDRAWN

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

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

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

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

ANNE ARUNDEL COUNTY

25-0695 CITY OF ANNAPOLIS – To improve navigable access by relocating mooring buoys within an existing mooring field.

Annapolis, Back Creek

Special conditions: Requirements for sufficient water depth for buoys.

Restrictions on navigation through the mooring field.

DORCHESTER COUNTY

26-0024 MILDEN LLC – To stabilize a shoreline by constructing low profile stone edging and QuickReef sills made of native coastal materials.

Cambridge, Peachblossom Creek

Special conditions: Time of year restriction. Requirements for restoring and revegetating all disturbed wetlands.

HARFORD COUNTY

25-0358 U.S. ARMY ABERDEEN PROVING GROUND – To provide a water distribution system to meet potable water supply and pressure requirements as well as supply adequate flow and pressure for fire protection by horizontally directionally drilling under State tidal wetlands and installing a new water line.

Aberdeen Proving Ground, Canal Creek

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4. BOARD OF PUBLIC WORKS (continued)

HARFORD COUNTY (continued)

25-0358 U.S. ARMY ABERDEEN PROVING GROUND

Special conditions: Time of year restriction. Requirements for following guidelines set forth in Horizontal Direction Drill (HDD) Good Practices Guidelines 4th Edition, contacting United States Coast Guard, Fifth Coast Guard District, providing geotechnical data, completing and returning frac-out Contingency Plan, providing an Independent Environmental Monitor, Monitor responsibilities, and providing pre-construction bottom elevations.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

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**BOARD OF PUBLIC WORKS
SECRETARY'S
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*Contact: Bill Morgante 410-260-7791
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**5. BOARD OF PUBLIC WORKS
*Wetlands License - #26-0010 – Charter Communications
Compensation***

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

- (1) Grant a wetlands license for a project involving horizontally directionally drilling under State tidal wetlands and installing a conduit with a telecommunication line; and
- (2) Assess annual compensation of \$875 to be deposited into the Maryland Department of the Environment’s Wetlands and Waterways Program Fund.

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

- Application received January 6, 2026
- Comment period closed April 15, 2026
- MDE Report and Recommendation received May 4, 2026

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

Compensation: This license contains a recommendation that the Board assess compensation. The licensee seeks to horizontal directional drill a bore hole under 350 linear feet of the Pocomoke River and install a 4-inch conduit with a .75-inch telecommunication line. Compensation is due for the telecommunication line under the State’s tidal wetlands and the Wetlands Administrator recommends annual compensation of \$875 calculated as follows:

350 linear feet x \$2.50 per linear foot of tidal wetland impact = \$875.00

*COMAR 23.02.04.12.E(4)

WORCESTER COUNTY

26-0010 *CHARTER COMMUNICATIONS* – To improve telecommunication services by horizontally directionally drilling under State tidal wetlands and installing a conduit with a telecommunication line.

Pocomoke City, Pocomoke River

Special conditions: Time of year restriction. Requirements for annual fee for cable crossing State tidal wetlands, following guidelines set forth in Horizontal Direction Drill (HDD) Good Practices Guidelines 4th Edition, contacting United States Coast Guard, Fifth Coast Guard District,

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5. BOARD OF PUBLIC WORKS (continued)

WORCESTER COUNTY (continued)

Special conditions (continued):

completing and returning frac-out Contingency Plan, providing an Independent Environmental Monitor, Monitor responsibilities, providing pre-construction bottom elevations, restoring disturbed tidal wetlands, pre- and post-construction well yield and water quality testing, providing geotechnical data, pre-construction meeting, protocol in event of a frac-out, sealing abandoned drill holes, drilling fluids, contingencies if an inadvertent release of drilling fluid or a pollution event occurs, contingencies if the Licensee transfers ownership of this pipeline, and evaluating geotechnical data. Restrictions on discharging runoff.

BOARD OF PUBLIC WORKS

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

***Wetlands License -- #23-0971 (R1) – Maryland Port Administration
Modification***

Recommendation: The Board of Public Works Wetlands Administrator recommends that the Board approve a modification to Tidal Wetlands License No. 23-0971 authorizing hydraulically or mechanically maintenance dredging ship berthing areas, transporting dredge material to disposal sites, performing offshore soil borings, and installing a temporary pipeline. This modification to the Hawkins Point Marine Terminal and Hawkins Point Staging Area portion of the license alters the following: the total dredged area on the west side of the pier increases from 20.0 acres to 21.8 acres, the total dredged area on the east side of the pier increases from 4.3 acres to 6.2 acres, and total dredge material to be transported from this site increases from 161,500 cubic yards to 210,000 cubic yards.

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

- Application received December 30, 2025
- Public comment period ended April 1, 2026
- MDE Report and Recommendation April 30, 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.

BALTIMORE CITY

23-0971(R1) *MARYLAND PORT ADMINISTRATION* – To maintain required depths for the operation of MPA’s shipping channels and berthing areas by mechanically or hydraulically maintenance dredging areas, installing a temporary pipeline for areas with hydraulic dredging, performing soil borings and sediment grab samples, installing a temporary scow unloading dock, and transporting dredge material to disposal sites.

Baltimore City, Patapsco River

Special conditions: Time of year restriction. Requirements for maintenance dredging, delineation of the dredge area, post dredge bathymetric survey, dredge material disposal, dredge material placement site for hydraulically dredging, dredge material pipelines, Licensee contingencies for U.S. Coast Guard approval, pipeline route modifications, dredge operator, and protocol in the event of an inadvertent release of dredged material into State wetlands.

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6. BOARD OF PUBLIC WORKS (continued)

Original Approval: Secretary’s Agenda, Item 5 (08/07/2024) in which the Board authorized the following:

23-0971 *MARYLAND PORT ADMINISTRATION* – To improve navigable access by mechanically or hydraulically maintenance dredging eight areas, performing soil borings at each area, transporting dredge material to a disposal sites, and installing a temporary pipeline for areas with hydraulic dredging.

Baltimore, Patapsco River

Special conditions: Time of year restriction. Requirements for maintenance dredging, delineation of the dredge area, post dredge bathymetric survey, dredge material disposal, DMP site if hydraulically dredging, dredge material pipelines, Licensee not obtaining U.S. Coast Guard Approval, U.S. Coast Guard modification to the pipeline route, dredge operator, and protocol in the event of an inadvertent release of dredged material into State wetlands.

BOARD OF PUBLIC WORKS

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7. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

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

Borrower: Ellicott Gardens I, LP

Project: Ellicott Gardens I
5505 Waterloo Road, Ellicott City, MD 21043

Partnership Rental Housing Program Authority: Sections 4-501 et seq. and 4-1201 et seq. of the Housing and Community Development Article of the Annotated Code of Maryland, as amended, and the regulations promulgated for the Partnership Rental Housing Program at COMAR Chapter 05.05.05.

The *Partnership Rental Housing Program* finances rental housing that will be occupied by individuals with incomes of 50% and below of State of Maryland median income.

Loan Amount: \$1,500,000

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

Collateral: Deed of Trust

Description: Ellicott Gardens I is the acquisition and rehabilitation of a 106-unit rental community located in Ellicott City. The property consists of one four-story elevator-serviced building that will contain one- and two-bedroom units. Forty-seven units will be restricted to households earning 50% and below of State of Maryland median income. Fifty-nine units will be restricted to households earning 60% and below area median income. The project is sponsored by the Howard County Housing Commission.

Pursuant to Maryland’s commitment to reducing greenhouse gas emissions, conserving water resources, and enhancing Maryland’s environment, the project scope of work includes the following:

1. The project intends to integrate Green and Sustainable features by complying with Energy Standard requirements contained in CDA’s QAP Section 3.13.3 - Base Level Energy & Green Standards.
2. The project plans to achieve 14 out of 33 points available under Section 4.6 – Development Quality Standards of the Multifamily Rental Financing Program Guide.

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7. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT(continued)

Description (continued):

3. All flooring will be quality and durable floor coverings.
4. All appliances will be Energy Star-rated, including refrigerators, ranges, and bath exhaust fans.
5. High efficiency lighting.
6. High efficiency plumbing fixtures.
7. High efficiency Domestic Hot Water systems.
8. Energy Star HVAC upgrade.

Sources	Amount
Partnership Rental Housing Program (this Item)	\$1,500,000
1 st Mortgage – Freddie TEL	\$8,265,000
Seller Take Back Note	\$932,664
Existing HCHC Debt	\$1,283,863
MEEHA	\$1,382,331
Assumed PRHP Loan	\$6,511,181
Tax Credit Equity	\$11,187,000
Deferred Developer Fee	\$1,344,257
GP Equity	\$100
Replacement Reserve	\$350,000
Existing Principal Repayment – Partnership Agreement	\$878,708
Interim Income	\$738,237
Total Sources	\$34,373,341

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
May 20, 2026**



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8. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

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

Borrower: Perkins Homes Phase VA, LLC

Project: Perkins Homes Phase VA
300 S. Caroline Street, Baltimore, MD 21231

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

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

Loan Amount: \$5,000,000

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

Collateral: Deed of Trust

Description: Perkins Phase VA is the acquisition and new construction of a 60-unit rental community located in Baltimore City. The property consists of 14 townhomes and one four-story elevator-serviced building that will contain one-, two-, three-, four-, and six-bedroom units. Forty-seven units will be restricted to households earning 60% or less of the Area Median Income. Thirteen units will be unrestricted. The project is sponsored by the McCormack Baron Salazar and the Housing Authority of Baltimore City.

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

1. The project demonstrates compliance with the most recent Maryland Building Performance Standards (MBPS), including the current Building Code, Energy Code, and all applicable state and federal accessibility requirements.
2. In addition, the project will implement all required National Green Building Standard (NGBS) Silver energy-efficiency measures and will pursue formal NGBS certification.
3. An Energy Consultant has been engaged and has prepared the initial checklist.
4. All apartments will be equipped with ENERGY STAR® split-system heat pump HVAC units for heating and cooling.

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8. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT(Continued)

Description (continued):

5. Each HVAC system will include an ENERGY STAR®-qualified programmable thermostat.
6. All installed appliances, including vented kitchen range hoods and bathroom exhaust fans, will be ENERGY STAR® certified.
7. All installed windows will be ENERGY STAR® qualified, in accordance with the current applicable standards.
8. All faucets and bath fixtures will use ‘Water Sense’ labeled products.
9. Compliance of all green building products with applicable low-toxicity and low-VOC requirements will be verified by the Architect during the submittal review and construction inspection process.

The project is participating in the Voluntary Cleanup Program and is currently in the process of obtaining approval of the Environmental Management Plan from the Maryland Department of the Environment. There are recognized environmental conditions requiring remediation on the Project. Existing soil, soil vapor, and groundwater impacts will be addressed through the Maryland Department of the Environment Voluntary Cleanup Program. Additionally, since Baltimore is located within EPA Radon Zone 2, installation of a radon venting system is incorporated into the design documents and specifications.

Sources	Amount
Rental Housing Works (this Item)	\$5,000,000
1st Mortgage - Freddie TEL	\$9,440,000
HOME/Baltimore City	\$2,000,000
Affordable Housing Trust Fund	\$2,000,000
Governor Funds	\$3,200,000
Seller Note	\$2,900,000
Infrastructure Loan	\$3,571,157
CNI (Supplemental)	\$434,247
Tax Credit Equity	\$10,309,528
Deferred Developer Fee	\$533,869
Accrued Soft Interest	\$573,336
GP Equity	\$100
Total Sources	\$39,962,237

The Maryland Department of Planning reviewed and approved the project for consistency with the Economic Growth, Resource Protection, and Planning Policy on July 17, 2023.

BOARD OF PUBLIC WORKS

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DISAPPROVED

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WITHDRAWN

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**BOARD OF PUBLIC WORKS
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9. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

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

Borrower: Perkins Homes Phase VB, LLC

Project: Perkins Homes Phase VB
1400 Bank Street, Baltimore, MD 21231

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

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

Loan Amount: \$5,500,000

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

Collateral: Deed of Trust

Description: Perkins Phase VB is the new construction of a 90-unit rental community located in Baltimore City. The property consists of one four-story elevator-serviced building that will contain one-, two-, three-, and four-bedroom units. Sixty-four units will be restricted to households earning 60% or less of Area Median Income. Twenty-six units will be unrestricted. The project is sponsored by the McCormack Baron Salazar and the Housing Authority of Baltimore City.

Pursuant to Maryland's commitment to reducing greenhouse gas emissions, conserving water resources, and enhancing Maryland's environment, the project scope of work includes the following:

1. The project demonstrates compliance with the most recent Maryland Building Performance Standards (MBPS), including the current Building Code, Energy Code, and all applicable state and federal accessibility requirements.
2. In addition, the project will implement all required National Green Building Standard (NGBS) Silver energy-efficiency measures and will pursue formal NGBS certification.
3. An Energy Consultant has been engaged and has prepared the initial checklist.
4. All apartments will be equipped with ENERGY STAR® split-system heat pump HVAC units for heating and cooling.

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9. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT(continued)

Description (continued):

5. Each HVAC system will include an ENERGY STAR®-qualified programmable thermostat.
6. All installed appliances, including vented kitchen range hoods and bathroom exhaust fans, will be ENERGY STAR® certified.
7. All installed windows will be ENERGY STAR® qualified, in accordance with the current applicable standards.
8. All faucets and bath fixtures will use ‘Water Sense’ labeled products.
9. Compliance of all green building products with applicable low-toxicity and low-VOC requirements will be verified by the Architect during the submittal review and construction inspection process.

The project is participating in the Voluntary Cleanup Program and is currently in the process of obtaining approval of the Environmental Management Plan from the Maryland Department of the Environment. There are recognized environmental conditions requiring remediation on the project. Existing soil, soil vapor, and groundwater impacts will be addressed through the MDE Voluntary Cleanup Program. Additionally, since Baltimore is located within EPA Radon Zone 2, installation of a radon venting system is incorporated into the design documents and specifications.

Sources	Amount
Rental Housing Works (this Item)	\$5,500,000
1 st Mortgage- Freddie TEL	\$10,740,000
HOME/Baltimore City	\$1,000,000
Seller Take Back Note	\$4,300,000
Infrastructure Loan	\$3,608,141
Governor Funds	\$3,786,000
Baltimore - MTW	\$5,450,000
Tax Credit Equity	\$10,476,221
Deferred Developer Fee	\$546,806
Accrued Soft Interest	\$631,457
GP Equity	\$100
Total Sources	\$40,538,745

The Maryland Department of Planning reviewed and approved the project for consistency with the Economic Growth, Resource Protection, and Planning Policy on July 17, 2023.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
May 20, 2026**



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

**10. 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
§§ 9-1601-through-9-1622, Environment Article, Annotated Code of Maryland.

Project: Indian Head Shoreline Restoration
BR-CWCA 01.09

Recipient: Ecotone, L.L.C.

Amount: Up to \$3,685,408

Location: Charles County/Legislative District 28

Project Description: The project is to deliver quantified nitrogen reductions through Streamline Restoration in the Town of Indian Head, Charles County. The proposed project is an ecological restoration project to reduce nitrogen load, phosphorus, and total suspended solids in the Potomac River and ultimately the Chesapeake Bay. The project will restore approximately 500 linear feet of hybrid living shoreline and bank stabilization through the construction of headland breakwater structures and rock sills to dissipate wave forces on the bank. Ecotone LLC will maintain the project over a twenty-year project period. The Maryland Department of the Environment will provide annual payment 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 01.09 - \$3,685,408

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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*Contact: Adriana Caldarelli 410-537-3981
adriana.caldarelli@maryland.gov*

**11. MARYLAND DEPARTMENT OF THE ENVIRONMENT
*Bay Restoration Fund***

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

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

Project: Region IV WWTP Improvement Plans - Preserve at Wye Mills

Recipient: Talbot County

Amount: Up to \$875,750

Location: Talbot County/Legislative District 37B

Project Description: The proposed project entails the planning, design, and construction of an Enhanced Nutrient Removal upgrade for the Wye Mills Wastewater Treatment Plant (WWTP) at an approved design capacity of 20,100 gallons per day (gpd). The plant has been acquired by Talbot County and will be owned/operated by the County after completion. Upon completion of the ENR improvements, the Wye Mills WWTP will be capable of achieving an effluent concentration goal of 3.0 mg/L for Total Nitrogen and 0.3 mg/L for Total Phosphorus. These improvements will produce an effluent reduction of 70% in Total Nitrogen and 90% in Total Phosphorus, discharged via spray irrigation to the local groundwater aquifer and eventually the Chesapeake Bay. 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.

Project Funding Sources:

Bay Restoration Fund Grant BRNR 07-21 (<i>this Item</i>)	\$ 875,750
Local Share	<u>\$ 1,353,021</u>
Total Estimated Cost	\$ 2,228,771

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

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WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
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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
§§ 9-1601-through-9-1622, Environment Article, Annotated Code of Maryland.

Project: Sears Farm Stream Restoration
BR-CWCA 02.15

Recipient: ShoreRivers, Inc.

Amount: Up to \$4,870,182

Location: Kent County/Legislative District 36

Project Description: ShoreRivers, Inc., will complete the project planning, design, and construction to restore and stabilize approximately 4,000 linear feet of stream on the Sears Farm, located along the Chester River in Kent County. The project will stabilize eroding stream banks, reconnect floodplains, repair headcut areas and establish riparian mixed hardwood forest buffers to improve water quality and habitat. Upon completion of construction, ShoreRivers, Inc., will provide 20 years of monitoring and maintenance at the site, which will be protected by written landowner agreements. The Maryland Department of the Environment will provide annual payments for verified nitrogen reductions based on agreed-upon unit prices.

Project Funding Source: Bay Restoration Fund Grant BR-CWCA 02.15 - \$4,870,182

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
May 20, 2026**



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

**13. 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: Stumpf Farm Stream Restoration
BR-CWCA 01.08

Recipient: ShoreRivers, Inc.

Amount: Up to \$8,397,000

Location: Cecil County/Legislative District 36

Project Description: ShoreRivers, Inc., will complete the project planning, design, and construction to restore and stabilize approximately 16,000 linear feet of stream on the Stumpf Farm, located along the Sassafras River in Cecil County. The project will stabilize eroding stream banks, reconnect floodplains, repair headcut areas and establish riparian forest buffers to improve water quality and habitat. Upon completion of construction, ShoreRivers, Inc., will provide 20 years of monitoring and maintenance at the site, which will be protected by written landowner agreements. The Maryland Department of the Environment will provide annual payments for verified nitrogen reductions based on agreed-upon unit prices.

Project Funding Source: Bay Restoration Fund Grant BR-CWCA 01.08 - \$8,397,000

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
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May 20, 2026**



*Contact: Vinnie John 443-885-3066
vinnie.john@morgan.edu*

**14. MORGAN STATE UNIVERSITY
*Real Property Lease – Altus Apartments Lease***

Recommendation: That the Board of Public Works approve Morgan State University entering into a lease to provide additional student housing to meet the University’s student housing demand.

Lessor: Altus Student Housing LLC d/b/a Altus

Lessee: Morgan State University,
an agency and instrumentality of the State of Maryland

Property: Altus Apartments
22 West Susquehanna Avenue, Towson, MD 21204

Term: 8/1/2026 – 7/31/2027 (with one one-year renewal option)

Rent: \$ 999,000 (Base Term)
\$1,029,000 (Option Year)
\$2,028,000 (Total)

Fund Source: Auxiliary (Unrestricted)

Remarks: This new lease provides an additional 60 beds and 50 additional parking spaces with the Altus. Two prior leases, still in effect, for 120 beds and 25 parking spaces, and 236 units and 75 parking spaces was approved as Secretary’s Agenda, Item 11 at the February 12, 2025 Board of Public Works meeting and Secretary’s Agenda, Item 17 at the April 17, 2024 Board of Public Works meeting, respectively.

Morgan State University is expecting a continuation of its historic enrollment for the fall 2026 semester, which may exceed 12,000 students. This record enrollment includes continued enrollment of freshman classes averaging in excess of 2,250 students over the last several years and strong retention rates of prior year freshmen, sophomore and junior classes.

This lease is required to maintain the University’s current housing capacity plan of 5,400 for on and off-campus sponsored housing to accommodate enrollment, and the high level of interest among students for residing in university owned or affiliated housing. Continued strong housing demand is expected to exceed current capacity planning of on-campus and off-campus beds of 5,400 for the fall 2026. Further, privatized housing facilities are expected to reach full capacity for the upcoming academic year.

Morgan’s Office of Residential Life has recommended that the University add additional housing beds in a location it can control in terms of a safe and healthy college environment and this facility has been identified as a potential location to house students at terms agreeable to the University.

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14. MORGAN STATE UNIVERSITY (continued)

Board of Regents: The Morgan State University Board of Regents approved this action at the May 11th, 2026 regular meeting.

Resident Business: Yes

MD Tax Clearance: 26-1668-0000

This item was withdrawn from the May 6, 2026 agenda as Secretary Item 9.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
May 20, 2026**



*Contact: Vinnie John 443-885-3066
vinnie.john@morgan.edu*

**15. MORGAN STATE UNIVERSITY
*Real Property Lease – One Calvert Plaza Lease***

Recommendation: That the Board of Public Works approve Morgan State University entering into a lease to provide additional student housing to meet the University's student housing demand.

Lessor: PLAZA1S, LLC

Lessee: Morgan State University,
an agency and instrumentality of the State of Maryland

Property: One Calvert Plaza
201 E. Baltimore Street, Baltimore, MD 21202

Term: 8/1/2026 – 7/31/2029 (with four three-year renewal options)

Rent: \$11,182,410 (Base Term)
\$12,398,138 (1st Renewal Option)
\$13,746,037 (2nd Renewal Option)
\$15,240,477 (3rd Renewal Option)
\$16,897,389 (4th Renewal Option)
\$69,464,451 (Total)

Remarks: This lease provides 254 beds at One Calvert Plaza. Morgan State University is expecting a continuation of its historic enrollment for the fall 2026 semester, which may exceed 12,000 students. This record enrollment includes continued enrollment of freshman classes averaging in excess of 2,250 students over the last several years and strong retention rates of prior year freshmen, sophomore and junior classes.

This lease is required to maintain the University's current housing capacity plan of 5,400 for on and off-campus sponsored housing to accommodate enrollment, and the high level of interest among students for residing in university owned or affiliated housing. Continued strong housing demand is expected to exceed current capacity planning of on-campus and off-campus beds of 5,400 for the fall 2026. Further, privatized housing facilities are expected to reach full capacity for the upcoming academic year. This facility will enhance the University's student housing portfolio and provide for facilities suitable for mature undergraduate students and much needed graduate level student housing.

The University's Office of Residential Life has recommended that the University add additional housing beds in a location it can control in terms of a safe and healthy college environment and this facility has been identified as a potential location to house students at terms agreeable to the University.

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15. MORGAN STATE UNIVERSITY (continued)

Board of Regents: The Morgan State University Board of Regents approved this action at the May 11th, 2026 regular meeting.

Fund Source: Auxiliary (Unrestricted)

Resident Business: No

MD Tax Clearance: 26-1669-0000

This item was withdrawn from the May 6, 2026 agenda as Secretary Item 10.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
May 20, 2026**



*Contact: Derek Underwood 443-885-3358
derek.underwood@morgan.edu*

**16. MORGAN STATE UNIVERSITY
*Lake Clifton High School Demolition
Construction Management Services
GMP-C***

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

Recommendation: Approve Guaranteed Maximum Price C contract (GMP-C) for the Lake Clifton High School Demolition.

Prior Approvals: Secretary’s Agenda, Item 13 (2/26/2025)
Secretary’s Agenda, Item 11 (10/1/2025)
Secretary’s Agenda, Item 14 (1/28/2026)

Award: Barton Malow Builders, LLC
Baltimore, Maryland

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

Contract Amount:	Contract Approval (Pre-Construction)	\$ 2,256,999.00
	GMP-A	\$ 2,197,172.90
	MSU Authorized Changes	\$ 10,967.90
	GMP-B	\$ 5,726,895.18
	MSU Authorized Changes	\$ 660,708.02
	<u>GMP-C (this Item)</u>	<u>\$ 2,924,072.85</u>
	Total Contract Amount	\$ 13,776,815.86

MBE Participation Goal:	40.00%
MBE Participation Preconstruction:	40.03%
MBE Participation-GMP A:	9.13%
MBE Participation-GMP-B:	44.45%
MBE Participation-GMP-C (this item):	8.02%
MBE Participation Cumulative to date (Precon + GMP-A+GMP-B+GMP-C):	52.55%
 MBE Compliance- Total Paid to Date:	 5.80%

Remarks: This request is for the Board of Public Works to approve the GMP-C contract in the amount of \$2,924,072.85.

GMP-C is the fourth and final of the GMP contracts that will be issued for the demolition of the Lake Clifton High School. Work in GMP-C includes, but is not limited to, the installation of new electrical service to the site, powering and re-lamping existing light poles, installation of security cameras, and the removal of underground storage tanks. Multiple bidders were solicited by the Construction Manager. Competitive and responsive bids were received.

**BOARD OF PUBLIC WORKS
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16. MORGAN STATE UNIVERSITY (continued)

Remarks (continued):

This GMP was awarded based on best competitive value as the procurement process.

A total project participation goal of 40.00% was established for preconstruction and all GMPs combined. GMP-C includes MBE firm participation of 8.03% for GMP-C only. The current cumulative MBE project participation total inclusive of GMP-C is 52.55%. To date, payments made to MBE firms are 5.80% of the awarded contract.

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

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

Fund Source: MCCBL 2024 (\$508,257) and
MCCBL 2025 (\$2,415,815.85)

Resident Business: No

MD Tax Clearance: 26-1839-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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*Contact: Jonathan Dobry 240-895-3346
jadobry@smcm.edu*

**17. ST. MARY’S COLLEGE OF MARYLAND
*Encumbrance of State Capital Funds***

Recommendation: The Board of Public Works approves St. Mary’s College of Maryland encumbering general obligation bond proceeds for the construction phase for the Landers Library renovation project.

Description: Provide construction services for the renovation of the Landers Library.

Award: Irreno Construction Co., Inc.

Amount: \$2,636,619.70

Term: 6/4/2026 – 3/11/2027

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Firm</i>	<i>Financial Proposal</i>	<i>Technical Proposal</i>	<i>Overall Ranking</i>
Irreno Construction Co., Inc., Washington DC	\$2,636,619.70 (1)	Excellent	1
Harkins Builders, Inc., Columbia MD	\$4,465,624.00 (2)	Marginal	2

**Technical proposals were evaluated using adjectival ratings: Outstanding, Excellent, Acceptable, Marginal and Unacceptable (did not meet the standards set forth by the College).*

Fund Source: MCCBL 2022 (22-141)

MBE Participation: 19.14%

Remarks: A Request for Proposal (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on January 23, 2026, with the bid due date of March 11, 2026. The RFP was issued to renovate the existing Landers Library. The scope of the proposed renovation shall improve portions of the first and second floor. Five bid proposals were received by the proposal due date, and two firms were deemed qualified to receive an award.

**BOARD OF PUBLIC WORKS
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17. ST. MARY'S COLLEGE OF MARYLAND (continued)

Remarks (continued):

Irreno Construction Co, Inc. was determined by the evaluation committee to be the most advantageous to the College, as its proposal was ranked among the highest technically and had the overall best financial proposal.

Resident Business: No

MD Tax Clearance: 26-1869-0101

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
May 20, 2026



DNR 1

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

1A. PROGRAM OPEN SPACE LOCAL SHARE
Allegany County

Recommendation: Approval to commit \$148,285 for the following **development** projects.

1. Prichard Farm Recreational Area Pavilion and Parking – \$125,000

Allegany County
POS# 7800-1-483 MD20250121-0027

Background: Create a new recreational area in the Prichard Farm community by constructing an entrance road, parking area, and pavilion.

Fund Source: Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024
Program Open Space Local
Source Code: 25011 \$125,000.00

2. Cresaptown Sports Complex Fencing and Improvements – \$23,285

Allegany County
POS# 7976-1-504 MD20250304-0099

Background: Construct improvements at the Cresaptown Sports Complex including replacing deteriorating fencing and gates along Darrow Lane, installing a new fence around the Weber Field parking lot, and replacing barriers along the west side of the access road.

Fund Source: Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024
Program Open Space Local
Source Code: 25011 \$23,285.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
May 20, 2026



DNR 2

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

2A. PROGRAM OPEN SPACE LOCAL SHARE
LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE
GREENSPACE EQUITY PROGRAM
Montgomery County

Recommendation: Approval to commit \$8,223,280 for the following **development** projects.

1. *Walder Park Renovation – \$473,280*

City of Gaithersburg
POS# 7979-15-748 MD20260303-0096

Background: Design and construct a full park renovation, including new playground and fitness equipment, pavilion, site work, stormwater management, site furnishings, and other park amenities.

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$473,280.00

2. *Long Branch Local Park Renovation - \$1,500,000*

M-NCPPC (Montgomery County)
LPPI# LPPI-15-7

Background: Renovate the park, including existing athletic fields, internal trail loop, community connections, gathering plazas, playground, picnic shelters, skatepark, sports court, entrance, parking, maintenance access, retaining walls, stormwater management, ADA improvements, landscaping, and associated amenities.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$1,500,000.00

3. *Laytonsville Park Renovation - \$150,000*

M-NCPPC (Montgomery County)
LPPI# LPPI-15-9

Background: Renovate the park, including playground, basketball court, bike racks, site furnishings, stormwater management, ADA improvements, and associated amenities.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$150,000.00

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2A. PROGRAM OPEN SPACE LOCAL SHARE
LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE
GREENSPACE EQUITY PROGRAM *(continued)*
Montgomery County

4. *Little Falls Stream Valley Park Renovation - \$600,000*

M-NCPPC (Montgomery County)
LPPI# LPPI-15-10

Background: Renovate the paved trail at the park from Hillendale Road to Dorset Avenue, improve community connections, ensure ADA compliance, retrofit stormwater management, and associated amenities.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$600,000.00

5. *Wheaton Regional Park Action Sports Center - \$5,500,000*

M-NCPPC (Montgomery County)
LPPI# LPPI-15-8 \$2,500,000
GEP# GEP-15-5 \$3,000,000

Background: Design, construct, and equip a new Action Sports Park within the Rubini Sports complex of Wheaton Regional Park. Active recreation components such as a skate park, bike skills track, pump track, an adventure play area, and a kids wheeled play area, will be funded with the Local Parks and Playgrounds Infrastructure grant. Passive recreation components such as picnic areas, shade structures, rest and spectating areas, a multipurpose lawn, walkways, trails and related site amenities, will be funded with the Greenspace Equity Program grant.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$2,500,000.00

Outdoor Recreation Land Loan 2026, Chapter 602, Acts of 2025
Greenspace Equity Program
Source Code: 26014 \$3,000,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
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May 20, 2026



DNR 4

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

3A. RURAL LEGACY PROGRAM FUNDS
Frederick County

Recommendation: Approval to grant \$178,014.00 to **Frederick County** from Rural Legacy Funds to acquire a 62.86-acre conservation easement.

Mid-Maryland Frederick RLA – Ruppert Property

Prior Approval: Mid-Maryland Frederick Rural Legacy Area Grant for easement acquisitions: DNR-RP Item 15A (8/23/2023) \$3,135,000.00 for FY 2024

Project Description: Acquisition of this easement will protect prime agricultural fields and woodlands, as well as approximately 1,700 linear feet of forested buffers along an unnamed tributary to Grindstone Run, which flows to Catoctin Creek. Both waterways are in the Potomac watershed and are designated Use Class III-P: Nontidal Cold Water and Public Water Supply. This Rural Legacy easement, RL No.36814, will be held by Frederick County. The county is sharing the cost of the purchase price, and is not requesting reimbursement for administrative, program compliance costs, or incidental expenses.

Easement Value: \$356,028.00 (\$5,663.83 per acre)

Purchase Price: \$356,028.00 (\$5,663.83 per acre)

Funding Sources: \$178,014.00 DNR
\$178,014.00 Frederick County

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

Amount Requested: \$178,014.00

Fund Sources: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
Rural Legacy Program
Source Code: 24012 \$178,014.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
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May 20, 2026



DNR 5

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

4A. RURAL LEGACY PROGRAM FUNDS
Baltimore County

Recommendation: Approval to grant \$468,157 to **The Land Preservation Trust, Inc.**, from Rural Legacy Funds to acquire a 48.4-acre conservation easement.

Piney Run Rural Legacy Area – Summers-Miller Property

Prior Approval: Piney Run Rural Legacy Area Grant for easement acquisitions:
DNR RP Item 15A (8/23/2023) \$2,818,675 for FY 2024
DNR RP Item 16A (8/28/2024) \$1,418,000 for FY 2025

Project Description: Acquisition of this conservation easement will preserve productive agricultural and forest land, as well as protect approximately 2,600 linear feet of stream buffers along unnamed tributaries to Black Rock Run, which is a designated Use Class III-P: Nontidal Cold Water and Public Water Supply. Black Rock Run ultimately drains into Loch Raven Reservoir, which is a source of drinking water for the Baltimore Metropolitan Area. This Rural Legacy easement, RL No. 36812, will be held by the Department of Natural Resources and The Land Preservation Trust, Inc.

Easement Value: \$440,912.00 (\$9,109.75 per acre)

Purchase Price: \$440,912.00 (\$9,109.75 per acre)

Total Other DNR Costs:	Administrative:	\$13,227.00
	Incidental:	\$ 7,405.00
	Compliance:	\$ <u>6,613.00</u>
		\$27,245.00

Amount Requested: \$468,157.00

Fund Sources: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
Rural Legacy Program
Source Code: 24012 \$468,157.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
May 20, 2026



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

5A. CONSERVATION RESERVE ENHANCEMENT PROGRAM
Mills Property, Frederick County

Recommendation: Approval to grant \$206,091.00 to Frederick County from Program Open Space Stateside Funds to acquire a 23.65-acre Conservation Reserve Enhancement Program easement.

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

Project Description: Acquisition of this CREP easement permanently protects water quality by retaining forested buffers along an unnamed tributary to Cabbage Run, which is a designated Use Class IV-P: Recreational Trout Waters and Public Water Supply. Cabbage Run flows into Israel Creek in the Monocacy River watershed. As part of the transaction, the landowner will be donating 7.62 acres of the property into the easement for 31.27 acres of total protection. The easement, CREP No. 36799 and POS No. 36811, will be held by Frederick County and the Maryland Department of Natural Resources. The county is not requesting reimbursement for administrative and program compliance expenses.

Easement Value: \$195,120.00 (\$8,250.32 per acre)

Purchase Price: \$195,120.00 (\$8,250.32 per acre)

Total Other Costs	Administrative:	\$ 0.00
	Incidentals:	\$10,971.00
	Compliance:	\$ 0.00
		<u>\$10,971.00</u>

Total Amount Requested: \$206,091.00

**Board of Public Works
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**5A. CONSERVATION RESERVE ENHANCEMENT PROGRAM (continued)
Mills Property, Frederick 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 2023, Chapter 484, Acts of 2022
Program Open Space Stateside – Heritage Conservation Fund
Source Code: 23001 \$206,091.00

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

Board of Public Works
Department of Natural Resources – Real Property
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May 20, 2026



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

6A. PROGRAM OPEN SPACE STATE SHARE
PARK SYSTEM CAPITAL IMPROVEMENTS AND ACQUISITION FUND
St. Mary's County (HDC Management LLC)

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

Description: This substantially forested property includes a portion of Pembroke Run, a tributary to the St. Mary's River, and will be managed by the Maryland Park Service as an addition to St. Mary's River State Park. The property is located on an existing bus route, making it the first State Park in St. Mary's County with a direct connection by public transportation. Acquisition will protect Forest Interior Dwelling Species habitat, provide water quality protection in the St. Mary's River watershed, and expand public recreational opportunities in an area of significant demand.

POS Scoring System: 56 out of 100

Targeted Ecological Area: No

Grantor: HDC Management LLC

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

Property: 208.58+/- acres, improved, POS No. 35191

Price: \$2,700,000

Appraisals: \$2,734,000 (04/01/25) – George L. Peabody

\$2,587,000 (03/24/25) – Stacy A. Harman

All appraisals reviewed by Gary Leak, Review Appraiser

Stabilization funds: \$270,000

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

**Board of Public Works
Department of Natural Resources – Real Property
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DNR 9

**6A. PROGRAM OPEN SPACE STATE SHARE
PARK SYSTEM CAPITAL IMPROVEMENTS AND ACQUISITION FUND
*St. Mary's County (HDC Management LLC)(cont'd)***

Fund Source: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Program Open Space Stateside
Source Code: 23001 \$270,000

Budget Bill 2024, Chapter 101, Acts of 2023
Park System Capital Improvements and Acquisition Fund
Source Code: 23000 \$2,700,000

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
May 20, 2026



DNR 10

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

7A. PROGRAM OPEN SPACE STATE SHARE
Frederick County (Walker CE)

Recommendation: That the Board of Public Works approve DNR acquiring a conservation easement on the property.

Description: This substantially forested property is bordered by South Mountain Battlefield State Park and the Appalachian National Scenic trail. The property contains the National Register of Historic-Places (NRHP)-listed Martin Warrenfeltz Log House (F-4-45) and is located within the NRHP-listed Turner’s Gap/Fox’s Gap Historic District (F-4-17B). The conservation easement will help to protect the historic landscape of the area and provide a buffer to the State Park and the Appalachian National Scenic Trail. The property will connect large blocks of conservation lands providing Forest Interior Dwelling Species habitat along the important Atlantic Flyway, as well as long-term protection of water quality in the Catocin Creek watershed.

POS Scoring System: 67 out of 100 ***Targeted Ecological Area:*** Yes

Grantor: Robert Paul Walker

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

Property: 35 +/- acres, improved, POS No. 35008

Easement Value: \$ 136,900 (\$3,911.43/acre)

Purchase Price: \$ 136,900 (\$3,911.43/acre)

Fund Source: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022 Program
Open Space Stateside – Heritage Conservation Fund
Source Code: 23001 \$136,900

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
May 20, 2026



DNR 11

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

8A. TIMBER SALE
Garrett County

Recommendation: That the Board of Public Works approve this timber sale of 187,515 board feet of sawtimber, and 168 cords of pulpwood, which will be conducted in Compartment 39 at the intersection of Cranesville Road and Swallow Falls Road in Potomac-Garrett State Forest.

Potomac-Garrett State Forest
24 acres /Compartment 39 (PG-02-26)

Description: This will be a regeneration harvest in Compartment 39, Stand 1. These stands are overstocked and a regeneration harvest will enhance the existing oak seedlings present. Several legacy trees have been identified to remain as a seed source for the future forest stand and for wildlife.

No bond money was used in the purchase of this land.

Authority: Natural Resources Article § 5-102 and § 5-214,
Annotated Code of Maryland.

Sales Method: Competitive Sealed Bid (One-step method). See BPW Advisory 2005-2.

Bids:

Bidder	State	Amount
Glotfelty Lumber Co., Inc.	MD	\$108,551.00
Wood Products, Inc.	MD	\$107,321.00
Joe Colmer Logging	MD	\$95,810.00
Speyside Bourbon Stave Mill	VA	\$87,642.00
Northwest Hardwoods, Inc.	PA	\$68,247.00

Award: Glotfelty Lumber Co., Inc.

Amount: \$108,551.00

Estimated Value: \$81,411.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
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May 20, 2026



DNR 12

Contacts: Emily Wilson 410-260-8436 emilyh.wilson@maryland.gov
Daniel Coy 443-775-0898 daniel.coy@maryland.gov

9A. FOREST CONSERVATION ACT EASEMENT

Recommendation: That the Board of Public Works approve the Department of Natural Resources accepting a permanent forest conservation easement from John and Marcia Harnish. This easement will provide long-term protection in Cecil County.

Project Description: John and Marcia Harnish are donating the easement in accordance with the Forest Conservation Plans that will be prepared in connection to Amtrak’s Susquehanna Bridge project as recorded by the Maryland Department of Natural Resources under file # C24-15 at the Maryland Forest Service’s central region office in Bel Air.

This easement is consistent with DNR forest conservation practices.

Authority: Forest Conservation Act, Sections 5-1601 through 5-1613 of the Natural Resources Article, Maryland Code.

Grantor: John and Marcia Harnish

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

Property: 34.0 acres

Price: \$-0-

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

**Board of Public Works
University System of Maryland
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May 20, 2026**



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

1-GM. GENERAL MISCELLANEOUS

Recommendation: That the Board of Public Works approve use of general obligation bond funding proceeds and General Funds (PayGo) for the following contracts totaling: \$3,295,362.

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

**1. University of Maryland College Park for Salisbury University
*Blackwell Hall Renovation***

Description: Project Management services to augment staff on project during the construction phase.
Procurement Method: On-call Master Contract
Award: AECOM Technical Services, Arlington, VA
Amount: \$258,958
Fund Source: MCCBL 2024: *Provide funds to complete design and begin construction of the renovation of Blackwell Hall to create a Student Services Center, provided that notwithstanding Section 6 of this Act, work may commence on this project prior to the appropriation of all funds necessary to complete this project.* Item 120.
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 26-0490-0111

**2. University of Maryland, College Park
*Health and Human Sciences Complex***

Description: Project Management services to augment staff on project during the construction phase.
Procurement Method: On-call Master Contract
Award: AECOM Technical Services, Arlington, VA
Amount: \$129,479
Fund Source: MCCBL 2025: *Provide funds to continue construction of the New Health and Human Sciences Complex, 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 105.
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 26-0490-0111

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1-GM. GENERAL MISCELLANEOUS (continued)

3. University of Maryland, College Park

Edward Saint John's Teaching & Learning Center

Description: Replacement of Pipe Insulation and Barrier Vapors.
Procurement Method: On-Call Master Contract for Large General Contracting projects.
Award: Kalmia Construction Co., Inc., Beltsville, MD
Amount: \$808,603
Fund Source: MCCBL 2025: *Provide funds to design, construct, and equip campuswide infrastructure improvements at the College Park campus.* Item 102: \$200,000
Academic Revenue Bonds: \$608,603
MBE Participation: 25%
Resident Business: Yes **MD Tax Clearance:** 26-1606-0111

4. Towson University

College of Health Professions Building

1. Description: Furnish and deliver additional shelving
Procurement Method: Cooperative Purchasing Agreement (OMNIA Partner R240109)
Award : STORAGELogic of Maryland, Inc., Sparks, MD
Amount: \$24,975
Fund Source: MCCBL 2023: *Provide funds to complete construction and equipping of a new building for the College of Health Professions and demolition of Linthicum Hall, Glen Esk Counseling Center and Dowell Health Center.* Item 111.
MBE Participation: 0%
Resident Business: Yes **MD Tax Clearance:** 26-1434-1110

2. Description: Furnish and deliver additional KI furniture
Procurement Method: Cooperative Purchasing Agreement (OMNIA Partner R240109)
Award : Price Modern, Baltimore, MD
Amount: \$63,333
Fund Source: MCCBL 2023: *Provide funds to complete construction and equipping of a new building for the College of Health Professions and demolition of Linthicum Hall, Glen Esk Counseling Center and Dowell Health Center.* Item 111.
MBE Participation: 0%
Resident Business: Yes **MD Tax Clearance:** 26-1435-1100

**Board of Public Works
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1-GM. GENERAL MISCELLANEOUS (continued)

4. Towson University (continued)
College of Health Professions Building

3. Description: Furnish and deliver additional Nucraft furniture
Procurement Method: Cooperative Purchasing Agreement (OMNIA Nucraft Contract #07-110)
Award : Price Modern, Baltimore, MD
Amount: \$6,198
Fund Source: MCCBL 2023: *Provide funds to complete construction and equipping of a new building for the College of Health Professions and demolition of Linthicum Hall, Glen Esk Counseling Center and Dowell Health Center.* Item 111.
MBE Participation: 0%
Resident Business: Yes **MD Tax Clearance** 26-1435-1100

4. Description: Furnish and deliver ERG tables
Procurement Method: Cooperative Purchasing Agreement (TIPS Contract # 230301)
Award : Price Modern, Baltimore, MD
Amount: \$11,600
Fund Source: MCCBL 2023: *Provide funds to complete construction and equipping of a new building for the College of Health Professions and demolition of Linthicum Hall, Glen Esk Counseling Center and Dowell Health Center.* Item 111.
MBE Participation: 0%
Resident Business: Yes **MD Tax Clearance** 26-1435-1100

5. Description: Furnish and deliver additional miscellaneous furniture
Procurement Method: Non-competitive small procurement order
Award : Price Modern, Baltimore, MD
Amount: \$18,660
Fund Source: MCCBL 2023: *Provide funds to complete construction and equipping of a new building for the College of Health Professions and demolition of Linthicum Hall, Glen Esk Counseling Center and Dowell Health Center.* Item 111.
MBE Participation: 0%
Resident Business: Yes **MD Tax Clearance** 26-1435-1100

**Board of Public Works
University System of Maryland
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1-GM. GENERAL MISCELLANEOUS (continued)

4. Towson University (continued)
College of Health Professions Building

6. Description: Furnish and deliver reception desks and whiteboards
Procurement Method: Non-competitive small procurement orders
Award : American Design Associates, Towson, MD
Amount: \$5,416
Fund Source: MCCBL 2023: *Provide funds to complete construction and equipping of a new building for the College of Health Professions and demolition of Linthicum Hall, Glen Esk Counseling Center and Dowell Health Center.* Item 111.
MBE Participation: 0%
Resident Business: Yes **MD Tax Clearance:** 26-1436-1110

5. University of Maryland, Baltimore for University of Baltimore
Thummel Business Center HVAC Infrastructure Project

1. Description: Remove and replace HVAC equipment at UBalt’s Thummel Business Center.
Procurement Method: Cooperative Agreement - (OMNIA Partners Contract # 3341)
Award: Boland Trane Services, Inc., Gaithersburg, MD
Amount: \$1,968,140
Fund Source: FY 2023 General Funds (PayGo Funds): \$1,220,668
MCCBL 2019: *Provide funds to design, construct, and equip capital facilities renewal projects at University System of Maryland Institutions.* Item 316: \$245,882
Academic Revenue Bonds: \$501,590
MBE Participation: 29.48%
Resident Business: Yes **MD Tax Clearance:** 26-1549-1110

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

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

**2-C-BP. UNIVERSITY OF MARYLAND BALTIMORE
*Campus Electrical Distribution Upgrades, Phase 5- Bid Package 1 of 1***

Contract ID: UMB Campus Electrical Distribution Upgrades, Phase 5-Task Order: RFP # 17-317-5
On Call Contract # C-00993

Recommendation: Award construction bid package 1 of 1. This bid package includes: testing & inspections, surveying, demo & abatement, Industrial Hygienist (IH) services, cast in place concrete, masonry, structural steel, rough carpentry & installations, roofing, spray fireproofing, joint sealants, doors, frames & hardware, sectional doors & rolling safety gate, glass & glazing, louvers, painting, signage, fire extinguishers, mechanical, electrical, telecom/data, access control, earthwork, asphalt, site concrete, unit pavers, pavement markings, fences & gates, landscaping, wet utilities, dry utilities, CM Allowances, subcontractor default insurance, CM general conditions, CM Contingency and CM Fee.

Contractor: Grunley Construction Company, Inc., Rockville, MD

Prior Approval: USM Item 5-C 6/11/2025 (pre-construction services)

Project: This solicitation is the final phase and consists of the construction of a new (2) story substation building with an interstitial space for pulling cables located at the corner of S. Greene and Pratt. The building will have typical Mechanical, Electrical, Plumbing (MEP) systems as well as telecommunications, access control and fire alarm that is integrated into the main campus using the Southern Management Campus Center's Fire Command Center. This project also includes infrastructure on UMB and city grounds to support the building and the surrounding campus.

This Bid Package Amount: \$19,346,434

Current Contract Amount: \$664,039

Revised Amount: \$20,010,473

Contract Term: 48 months from issuance of Notice to Proceed (includes construction and warranty period)

Fund Source: FY 2023 General Funds (PayGO Funding): \$7,332,523

MCCBL 2019: *Provide funds to continue construction of an electric substation, a recycling center, and electrical infrastructure upgrades for University of Maryland, Baltimore* Item 304: \$100,000

**Board of Public Works
University System of Maryland
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**2-C-BP. UNIVERSITY OF MARYLAND BALTIMORE (continued)
*Campus Electrical Distribution Upgrades, Phase 5- Bid Package 1 of 1***

Fund Source (cont'd): MCCBL 2023: *Provide funds to continue design and construction of an electric substation, a recycling center, and electrical infrastructure upgrades for the University of Maryland, Baltimore Campus 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 101: \$1,167,478
NOTE: Chapter 102, Acts of 2023 preauthorized \$9,401,000 in FY 2025 for this project. Chapter 720, Acts of 2024 preauthorized \$1,523,000 in FY 2028 for this project.

NOTE: Board approval is requested for the full amount of the Bid Package in the amount of \$19,346,434 with the understanding that the University will initially authorize the contractor to perform construction work in a not to exceed amount of \$8,600,001. The University will return to the Board of Public Works to authorize the remainder when funds become available.

This Bid Package MBE Participation: 16.74%

MBE Participation: 15%

MBE Compliance to Date: 0% (See Requesting Institution Remarks)

Performance Security: 100% performance bond is required

Requesting Institution Remarks: The Construction Management at Risk contract was initially awarded for pre-construction. As design progresses and design information becomes available, the contractor sequentially and competitively bids construction packages. This is the only bid package. The MBE Participation for this bid package is 16.74%. There is no MBE compliance at this stage of the project since only pre-construction services have been awarded to date.

Sustainability: The overall project includes installation and implementation of a state-of-the-art switchgear and generator control system which will be capable of reducing the campus electrical demand on the local utility during high usage periods. The new generation equipment is equipped with Tier 4 emissions control equipment to reduce environmental impacts to within permitting standards. Phase 5 consists of constructing a new South Substation to mirror our existing Phase 1 North Substation. This phase introduces new dedicated BGE feeders sourced from BGEs South Station, significantly increasing campus redundancy and resilience. New feeders from the new equipment will be provided and integrate with our feeder networks established in Phases 1 through 4. The addition of the South Substation provides another level of operational flexibility, allowing for more opportunities to optimize generation.

**Board of Public Works
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**2-C-BP. UNIVERSITY OF MARYLAND BALTIMORE *(continued)*
*Campus Electrical Distribution Upgrades, Phase 5- Bid Package 1 of 1***

Sustainability (cont'd):

The South Substation site incorporates a modular wetland system to manage runoff and improve local water quality. Additionally, the project includes a landscaping plan that consists of native and adaptive trees as well as shrubs and ground cover.

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

**Board of Public Works
University System of Maryland
Supplement
May 20, 2026**



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

**3-AE. UNIVERSITY OF MARYLAND BALTIMORE for
UNIVERSITY OF MARYLAND BALTIMORE COUNTY
Design Services for the New Student Services Building**

Contract ID: Design Services for the New Student Services Building, RFP #26-310 AE-ML, University Contract #C-01035

Recommendation: Award Architectural/Engineering services contract for the New Student Services Building.

Project Description: The project involves the design of the new Student Services Building to create a central hub for the myriad of student services needed for students to thrive at UMBC. The project’s primary goal is to improve the student experience and promote academic and postgraduate success by consolidating and streamlining the delivery of critical student services.

Contract Description: Provide complete professional design services for all design phases including concept/program verification, schematic design, design development, construction documents, bidding and negotiation, construction administration, and post construction.

Procurement Method: USM Policies and Procedures for Architect/Engineer Procurement

Proposals:

Short-Listed Firms	Ranking
Cooper Carry, Inc. in association with Lake Flato Architects <i>Alexandria, VA</i>	1
Quinn Evans in association with Goody Clancy <i>Baltimore, MD</i>	2
GWWO Architects in association with Teeple Architects <i>Baltimore, MD</i>	3
The Ballinger Company <i>Philadelphia, PA</i>	4
KieranTimberlake <i>Philadelphia, PA</i>	5

Award: Cooper Carry, Inc., Alexandria, VA

Amount: \$13,774,078

Contract Term: 28 months from issuance of design notice to proceed
26 months from issuance of the construction notice to proceed

**Board of Public Works
University System of Maryland
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May 20, 2026**



**3-AE. UNIVERSITY OF MARYLAND BALTIMORE for
UNIVERSITY OF MARYLAND BALTIMORE COUNTY (continued)
Design Services for the New Student Services Building**

Fund Source: MCCBL 2025: *Provide funds to begin design of a new Student Services Building.* Item 114: \$5,000,000
Note: Chapter 603, Acts of 2025 preauthorized \$6,000,000 in FY 2027 for this project.

Note: The University is requesting the full contract award amount, with the understanding that the firm will only perform design work not to exceed the available funding of \$3,008,050 and will return to the Board to authorize the remaining \$10,766,028 when funds become available.

MBE Participation: 25.44%
Subgoals of: 7% African-American Owned
10% Women Owned

Performance Security: None.

Requesting Institution Remarks: The solicitation was advertised in *eMaryland Marketplace Advantage*, the University's eBid Board, and distributed to the Governor's Office of Small, Minority and Women Business Affairs and MBE trade associations. Eighteen firms responded to the solicitation. The evaluation committee shortlisted five firms as those most qualified to provide the services based upon their Phase 1 Technical Proposals. Five Phase 2 Technical Proposals were received, and Oral Presentations were conducted with the five firms. After the Oral Presentations and evaluating the Phase 2 Technical Proposals, the committee recommended Cooper Carry, Inc., with Lake Flato Architects as the most qualified firm. The fee was the result of a negotiated agreement. The A/E selection process, inclusive of the fee negotiations, was approved by the University's Executive Review Group, which includes a public member. The initial contract will be issued for the concept/program verification through schematic design phases and subsequently amended for the design development through post construction phases as funding becomes available. The award amount includes all phases of design.

Sustainability: The University has an ambitious goal of achieving USGBC certification of LEED Platinum and net zero energy consumption. The design principles guiding this effort will include optimizing energy performance, protecting and conserving water usage, reducing the environmental impact of construction materials, and enhancing the indoor environment. Environmentally sustainable materials and systems will be identified and explored vigorously throughout the design and into construction by the University and the design team.

Board of Public Works
University System of Maryland
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May 20, 2026



3-AE. **UNIVERSITY OF MARYLAND BALTIMORE** *for*
UNIVERSITY OF MARYLAND BALTIMORE COUNTY *(continued)*
Design Services for the New Student Services Building

Resident Business: No

MD Tax Clearance: 26-1615-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
May 20, 2026



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

4-RP. **FROSTBURG STATE UNIVERSITY**
Surplus Property

Recommendation: That the Board of Public Works declare as surplus property a State-owned building and associated land located at 55-59 E. Main Street, Frostburg, Maryland, consisting of approximately 0.23 acres and a structure containing approximately 10,807 square feet above grade (15,900 square feet total including basement).

Properties: 55-59 E. Main Street, Frostburg, MD

Grantor: State of Maryland for the University System of Maryland on behalf of its constituent institution, Frostburg State University

Background: Frostburg State University has determined that the subject property has no current or future institutional use. The building has been substantially gutted, and all major systems—including plumbing, electrical, HVAC, and mechanical infrastructure—have been removed. The structure is not habitable in its current condition and would require significant investment to restore or repurpose.

The University evaluated the property for potential institutional use; however, due to the extent of required renovations and associated costs, retention of the property is not feasible. The University intends to list the property for sale. If the University System of Maryland Board of Regents determines that a sale is advantageous, the University will return to the Board of Public Works for approval of the disposition.

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under MD20251202-0726. It is recommended that the property be declared surplus to the needs of the State. No State of local agency expressed interest in acquiring the property.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**Board of Public Works
University System of Maryland
Supplement
May 20, 2026**



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

**5-RP. UNIVERSITY OF MARYLAND, COLLEGE PARK
*Real Property Joint Venture***

Recommendation: That the Board of Public Works approve the University of Maryland, College Park (the “University”) entering into a second phase joint venture (“Phase 2”) with an affiliate of St. John Properties, Inc. (“SJP”). Phase 2 mirrors the transaction structure previously approved by the Board of Public Works on July 27, 2016 (Item 5-RP), for development of the College Park Academy and flex research and development (R&D) space (two buildings with approximately 110,000 square feet). Phase 1 is currently fully leased. Acknowledging market demand, the proposed Phase 2 will add approximately 57,960 square feet of new R&D space.

Phase 2 Property: Approximately 6.4 acres of University-owned land located at the intersection of River Road and Rivertech Court in the University’s Discovery District, immediately adjacent to the future Purple Line Riverdale Park North—UMD Station.

Lessor: State of Maryland for the use of the University System of Maryland on behalf of its constituent institution, University of Maryland, College Park.

Lessee: A Maryland limited liability company joint venture comprised of the University and an affiliate of SJP (the “Company”).

Project Description: Phase 2 consists of the design, construction, and operation of approximately 57,960 square feet of additional R&D space located in two new buildings. The new R&D space is intended to support technology-oriented companies.

Terms: The Phase 2 transaction structure mirrors that of Phase 1. The University will contribute the property through a 99-year unsubordinated ground lease at nominal rent to the joint venture entity. SJP will provide all development capital and serve as developer and manager of the project. Net cash flow will be distributed equally between the University and SJP as members of the Company. The ground lease grants the Company the right to assign the ground lease—without further Board of Public Works approval—to an unrelated third party. Before doing so, SJP must provide the University with a right of first offer to purchase SJP’s interest in the Company.

Appraisals: The University obtained two independent appraisals of the Phase 2 property: Newmark Valuation & Advisory (\$8,300,000 as of March 31, 2026) and John R. Fowler, Inc. (\$7,505,000 as of March 27, 2026).

**Board of Public Works
University System of Maryland
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May 20, 2026**



**5-RP. UNIVERSITY OF MARYLAND, COLLEGE PARK (continued)
*Real Property Joint Venture***

County and Local Process: The development application has been submitted to Prince George’s County under Mandatory Referral Case No. MR-2026-0005. No Planning Board hearing has yet been scheduled.

Fiscal Impact: The University’s financial return will consist of its 50% share of net cash flow generated by Phase 2. The projected net present value of the University’s cash flow from the Phase 2 development is \$8,474,840. This projected return exceeds the appraised value of the Phase 2 real property. The estimated cost to SJP to build Phase 2 is \$12,800,000. The ground lease will also make the Phase 2 Property taxable, providing *ad valorem* real property tax revenue to the state, county and municipality.

Requesting Institution Remarks: The Phase 2 development will expand the University’s Discovery District economic development strategy by leveraging private capital while retaining long-term University land ownership. Phase 2 responds to strong market demand demonstrated by the fully occupied Phase 1. Phase 2 also will advance the State’s Capital of Quantum Initiative. Its “first floor on slab” space is the gold standard for quantum infrastructure, a technology sensitive to vibration. The “flex” nature of the R&D product also preserves the option to locate transit-friendly retail opportunities near the new Purple Line station. As with Phase 1, there is risk to an equity investor deal structure not present in a traditional fixed rent lease. That being said, Phase 1 (on real estate originally valued at \$7.3 million) has already generated income to the University of \$7,355,417 bolstering confidence in this model.

Board of Regents Approval: The University System of Maryland Board of Regents approved the Phase 2 joint venture and ground lease on November 22, 2024.

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



Wes Moore
Governor

Aruna Miller
Lt. Governor

Kathryn B. Thomson
Secretary

**BOARD OF PUBLIC WORKS
ACTION AGENDA
May 20, 2026**

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 20, 2026



MDOT 1

Contact: Anthony Tangorra 410-859-7819
atangorra@mdot.maryland.gov

1-GM. MARYLAND AVIATION ADMINISTRATION
General/Miscellaneous: Standard Airline Use and Lease Agreement

Contract ID: Standard Airline Use and Lease Agreement for Alaska Airlines, Inc. , Southwest Airlines Co., and all other signatory airlines listed in Attachment 1 at Baltimore/Washington International Thurgood Marshall (BWI Marshall) Airport; MAA-LC-27-002 and MAA-LC-27-012 respectively.

Contract Description: The new Standard Airline Use and Lease Agreement is the primary contractual agreement offered to qualifying air carriers (see Attachment 1) to become signatory at BWI Marshall Airport. This agreement provides the financially sustainable framework for cost recovery which generates sufficient cash flow to achieve the following goals while maintaining competitive costs for the Airlines:

- Fund MAA’s capital costs using a mix of PAYGO and bond financing.
- Address aging infrastructure, protect operational capacity, and keep the airfield in a state of good repair.
- Fund major maintenance to keep Airport assets in a state of good repair
- Provide ongoing annual capital funding for matches and small projects on-Airport.
- Achieve financial metrics to maintain or improve existing credit ratings.
- Maintain reasonable airline payments per enplaned passenger levels as compared to the competitive set of regional airports.

Recommendation:

1. To approve a new Standard Airline Use and Lease Agreement for signatory airlines (Attachment 1) at BWI Marshall Airport.
2. To provide delegated authority for the Maryland Aviation Administration (MAA) to make non-material changes to the contract provisions, such as modifications made to leased space and other changes, implemented from time to time in the normal course of business which do not materially impact the contract, be made without requesting further BPW approval. In the event material changes are made to the terms and conditions of this contract, MAA will present the resulting contract to the BPW for its approval.

Contractor: All signatory airlines (See Attachment 1)

Contract Term: 07/01/2026 – 06/30/2033 (Seven Years)

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
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MDOT 2

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

Contract Amount: During the 7-year term, the agreement is expected to generate \$1.6 billion in operating revenue for the Airport and the Maryland Department of Transportation Trust Fund. There is an indirect impact to the state of Maryland.

The MAA's projected FY2027 rates and charges as part of the negotiations with the signatory airlines include:

Rates and Charges Category	Estimated FY2027 Rates and Charges
Landing rates:	\$4.96 per 1,000 lbs of landed weight
Average Terminal Space rent:	\$178.67 per square feet per annum
Boarding Device use:	\$49,314 per annum per bridge device
Bag Claim 80/20 use:	80% \$2.08 per non-Federal Inspection Services (FIS) domestic deplaned passenger; 20% Signatory share \$576,657 per annum

Rates and charges will be adjusted annually during the term of the contract and may be adjusted more often based on 5% or greater variance from the projections used to set the rates and charges for FY2027 and reconciled to actuals annually.

Requesting Agency Remarks: The new Standard Airline Use and Lease Agreement establishes the methodology for calculating signatory airport standard rates and charges, designates leased space to the signatory airlines, and confirms the rights and responsibilities of the Airport and signatory airlines. This new Standard Airline Use and Lease Agreement replaces the following contracts, which were approved by the BPW on May 22, 2019, Item 9-GM, and will expire June 30, 2026.

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

Requesting Agency Remarks (cont'd)

Current Signatories with Contracts Expiring June 30, 2026
ABX Air, Inc.
Air Canada
Air Transport International, Inc.
Alaska Airlines
Atlas Air, Inc.
American Airlines, Inc.
British Airways PLC
Copa Airlines Inc.
Condor
Delta Air Lines, Inc.
Federal Express Corp.
Frontier Airlines, Inc.
JetBlue
Southwest Airlines Co.
Spirit Airlines
Sun Country Airlines
United Airlines, Inc.
United Parcel Services Co.

The new Standard Airline Use and Lease Agreement reflects improved cost accounting and cost recoverability. Airlines cover the costs of facilities and services they use; therefore, MAA closely examined the cost allocations among airport cost centers to derive a more accurate representation of where costs are incurred.

The signatory airlines (Attachment 1) agreed to pre-approve certain capital projects totaling approximately \$1.1 billion, including the Air Traffic Control Tower, Baggage Handling System, and C/D Connector Program as well as various passenger terminal and airfield pavement improvements. These projects are subject to BPW approval.

The new Standard Airline Use and Lease Agreement establishes the non-signatory airline rate of 125% for landing fees, baggage fees, and space rent, and BWI Marshall Airport's Tenant Directive 401.1 establishes the non-signatory fees and charges pursuant to the 125% rate. This conforms with industry practice.

DEPARTMENT OF TRANSPORTATION
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MDOT 4

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

Requesting Agency Remarks (cont'd)

Since 1973 and consistent with industry practice, MAA has taken a Standard Airline Use and Agreements to the BPW. The agreements have had varying terms and commitments to ensure a financial framework sustainable for the Airport. This provides business continuity.

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

MAA will return to BPW for approval for any additional signatory airlines not named in Attachment 1 that intend to sign the new Standard Airline Use and Lease Agreement

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

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
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MDOT 5

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

ATTACHMENT 1

List of anticipated signatory airlines at BWI Thurgood Marshall
(Effective as of July 1, 2026)

ABX Air, Inc.
Alaska Airlines, Inc.
Air Transport International, Inc.
Atlas Air, Inc.
American Airlines, Inc.
British Airways PLC
Copa Airlines Inc.
Delta Air Lines, Inc.
Federal Express Corp.
Frontier Airlines, Inc.
Southwest Airlines Co.
Sun Country Airlines
United Airlines, Inc.
United Parcel Service Co.

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 20, 2026**



MDOT 6

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

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

Contract ID: BWI Concourse AB Ticket Counter Expansion at Baltimore/Washington International Thurgood Marshall Airport (BWI Thurgood Marshall) Airport; *MAA-CO-26-011*
EPICS No.: MAA-CO-26-011

Contract Description: To convert unused DuClaw Brewing Company restaurant space within the operational Terminal A ticketing hall into additional check-in counters, belt conveyors, and Airport Ticket Office space for Southwest Airlines at BWI Thurgood Marshall Airport.

Award: Towson Mechanical, Inc., Parkville, MD

Contract Term: 360 calendar days from Notice to Proceed

Amount: \$2,419,000.00

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Towson Mechanical, Inc. Parkville, MD	\$2,419,000.00
Baltimore Contractors, Inc. Glen Burnie, MD	\$2,580,418.00
The Whiting-Turner Contracting Company Towson, MD	\$3,678,257.00

Living Wage Eligible: No

MBE/VSBE Participation: 18% / 2%

Performance Security: 100% Payment and Performance Bonds

Hiring Agreement Eligible: No

Incumbent: None

**DEPARTMENT OF TRANSPORTATION
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May 20, 2026**



MDOT 7

2-C. MARYLAND AVIATION ADMINISTRATION (cont'd)

Requesting Agency Remarks: The solicitation was advertised on December 18, 2025, via eMaryland Marketplace Advantage (eMMA), notifying 150 potential contractors, the Maryland

Aviation Administration (MAA)'s website and by way of direct notification to six firms. Three bids were received on February 10, 2026.

The work includes the conversion of the unused DuClaw Brewing Company restaurant space within the operational terminal A ticketing hall into additional check-in counters, belt conveyors, and Airport Ticket Office (ATO) office space. This unused space is no longer a part of the leaseable space in Fraport Baltimore's 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 goals as well as a Small Business Reserve (SBR) designation. An 18% MBE goal and a 2% VSBE goal were established for this contract. The procurement was not designated SBR as an eMMA search of small businesses yielded no available small businesses that could participate as the Prime contractor.

Fund Source: 61% Passenger Facility Charge (PFC, PAYGO), 39% Special (Transportation Trust Funds)

Approp. Code: J06I0003

Resident Business: Yes

MD Tax Clearance: 26-1602-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 20, 2026



MDOT 8

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

3-IT. MARYLAND TRANSIT ADMINISTRATION
Information Technology Contract

Contract ID: Transit Information Contact Center (TICC) & Mobility Operations Contact Center (MOCC) Monitoring and Reporting; *MOL-26-006-IT*
EPICS No.: MOL26006IT

Contract Description: This contract provides custom monitoring, real-time alerting, and consolidated reporting services for MTA’s Transit Information Contact Center and Mobility Operations Contact Center.

Award: GL Communications, Inc.; Gaithersburg, MD
(Certified Minority Business Enterprise and Small Business)

Contract Term: 06/19/2026* – 06/18/2031 (five years)
*(*or earlier upon BPW approval)*

Amount: \$438,000.00 NTE

Procurement Method: Sole Source

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Hiring Agreement Eligible: No

Incumbent: Same

Requesting Agency Remarks: This contract provides maintenance and support to Maryland Transit Administration’s (MTA) for its Transit Information Contact Center (TICC) and Mobility Operation Contact Center (MOCC) custom reporting and monitoring solution developed by GL Communications, Inc (GL). The scope of work includes software updates, equipment leasing, and technical support. This comprehensive IT solution consolidates call data from multiple systems into a single report, enabling real-time monitoring and performance analysis.

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MDOT 9

3-IT. MARYLAND TRANSIT ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

GL's reporting and monitoring system is a proprietary solution custom-built to integrate data from multiple legacy platforms, including the Voice over Internet Protocol Session Initiation Protocol (VoIP SIP) and T1 Primary Rate Interface (T1-PRI) analysis equipment, the Hi-Path 4000 switch, and the Interactive Voice Response (IVR) system.

The reporting and monitoring tool developed by GL is a custom-built solution that cannot be replicated or substituted with off-the-shelf products. No other vendor in the telecommunications test equipment industry offers a comparable solution that integrates data from the specific systems used by MTA. The tool is critical to the functioning of TICC and MOCC, providing both real-time alerts and consolidated reporting that support service reliability and customer satisfaction.

A lapse in this service would disrupt the real-time alerting and consolidated reporting functions that TICC and MOCC rely on to manage daily operations and maintain service reliability. TICC is essential to handling general transit inquiries, while MOCC schedules door-to-door paratransit services. The GL solution remains critical for maintaining service reliability, customer responsiveness, and operational efficiency.

Pricing was determined to be fair and reasonable based on GL Communications' historical pricing. The total contract value represents a 14.6% increase over the previous contract term. This increase is attributable to normal inflation over the five-year period and the addition of session initiation protocol/internet protocol (SIP/IP) monitoring services that were not included in earlier contracts. GL provided a quote showing approximately \$20,540 in software-related costs associated with enabling SIP monitoring. However, this only reflects software acquisition. The additional ongoing monitoring, integration, and support required for SIP functionality, combined with normal inflation since 2020, account for the 14.5% increase over the previous annual cost.

Per BPW Advisory 2001-1, the MTA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing Minority Business Enterprise (MBE) and Veteran-Owned Small Business Enterprise (VSBE) participation goals. No Small Business Reserve designation was made, as this is a sole source. No MBE or VSBE participation goals were established for this procurement, as it is a sole-source contract with a single element of work for maintenance and software. Therefore, it was determined that no subcontracting opportunities exist for this contract.

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MDOT 10

3-IT. MARYLAND TRANSIT ADMINISTRATION (cont'd)

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Codes: J05H0101, J05H0102

Resident Business: Yes

MD Tax Clearance: 26-1416-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 20, 2026



MDOT 11

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

**4-M-MOD. MARYLAND TRANSIT ADMINISTRATION
*Modification – Maintenance Contract***

Contract ID: Wabtec Support Services I-ETMS (PTC) Hardware & Software; *MRC-25-008-MT*
EPICS No.: CO434472

Contract Approved: MDOT 11-M, 03/19/2025

Original Contract Description: Software and hardware support and updates to the Maryland Transit Administration’s (MTA) Interoperable Electronic Train Management System (I-ETMS), the Positive Train Control (PTC) system utilized by MARC Train, which are federally mandated under the Rail Safety and Improvement Act which was implemented on December 31, 2018.

Modification Description: This modification provides necessary I-ETMS hardware and software upgrades required to maintain FTA regulatory compliance and ensure continued operation of PTC systems.

Award: Wabtec Railway Electronics, Inc.
Germantown, MD

Original Contract Term: 03/25/2025 – 03/24/2030 (five years)

Modification Term: 06/04/2026* - 03/24/2030 (three years, nine months, 20 days) (*or earlier upon BPW approval)

Original Contract Amount: \$7,333,620.69

Modification Amount: \$5,715,342.00

Prior Modifications: None

Revised Total Contract Amount: \$13,048,962.69

Percent +/- Change (this item): +77.93%

Total Percent +/- Change: +77.93%

Procurement Method: Sole Source

Living Wage Eligible: No

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MDOT 12

4-M-MOD. MARYLAND TRANSIT ADMINISTRATION (cont'd)

DBE/VSBE Participation: 0% / 0%

DBE/VSBE Compliance: 0% / 0%

Performance Security: No

Hiring Agreement Eligible: No

Requesting Agency Remarks: The MTA is requesting approval of this contract modification to support required upgrades to MARC's I-ETMS PTC system. Federal regulations (49 CFR § 229.136) mandate that passenger railroads maintain an operational and compliant PTC system. MARC operates on CSX and Amtrak territory, both of which require interoperability with the I-ETMS platform.

The additional authority will fund upgrades necessary to replace I-ETMS components and implement hardware and software updates for the 4G cellular modems which are reaching end of useful life and support. Rather than replacing the existing 4G equipment with a newer model, an upgrade to 5G modems will represent cost savings by avoiding the need for an additional equipment refresh in three to five years. The replacement components will improve Global Positioning System (GPS) signal in Washington DC and other poor GPS signal track areas adding to I-ETMS Emergency functionality.

Additionally, the system upgrades include updates of the Video Hardware PTC Event Recorder to maintain Federal Rail Administration (FRA) regulatory compliance per CFR § 229.136 and ensure continued operation of the PTC system. These improvements are essential to maintaining system reliability, interoperability with host railroads, and the safe operation of MARC service.

The PTC system evolves based on federal mandates and host-railroad requirements. These upgrades were not included in the original procurement because the obsolescence of specific I-ETMS technology components and the timing of required FRA-driven software updates could not be identified in advance. PTC system requirements are continually updated by the host railroads FRA, CSX, and Amtrak collectively to maintain interoperability and safety compliance, as a result these necessary changes were identified after the initial contract was executed.

The Procurement Review Group's evaluation determined that no subcontracting opportunities existed for this sole source contract, as it is a single element of work that can only be provided by Original Equipment Manufacturer Wabtec, which has proprietary rights to the drawings, parts, and software. Consequently, no MBE nor VSBE goal has been established for this procurement.

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MDOT 13

4-M-MOD. MARYLAND TRANSIT ADMINISTRATION (cont'd)

Fund Source: 27% Federal; 73% Special (Transportation Trust Fund)

Approp. Code: J05H0105

Resident Business: Yes

MD Tax Clearance: 26-1433-0111

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

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
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MDOT 14

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

**5-S. MARYLAND TRANSIT ADMINISTRATION
*Service Contract***

Contract ID: Third Party Administrator Services for Transit Liability Claims; *AGY-25-047-SR*
EPICS NO.: AGY25047SR

Contract Description: Professional Third Party Administrator (TPA) services that will provide professional claims adjusting staff to administer transit liability claims asserted against Maryland Transit Administration (MTA) for which it may be deemed legally responsible under Maryland Tort Law.

Award: Davies Claims North America, Inc.
Lakewood Ranch, FL

Contract Term: 07/01/2026 - 06/30/2031 (five years)

Amount: \$18,514,869.12 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Davies Claims North America, Inc. Lakewood Ranch, FL	\$ 18,514,869.12
Unison Risk Solutions Hunt Valley, MD	\$ 21,833,706.64

Living Wage Eligible: Yes

MBE/VSBE Participation: 18% / 0%

Performance Security: None

Hiring Agreement Eligible: Yes

Incumbent: Same

DEPARTMENT OF TRANSPORTATION
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MDOT 15

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on December 3, 2025, and five vendors were directly solicited via email. Two bids were received on January 16, 2026. No protests were filed.

This contract is for a Third Party Administrator (TPA) to administer Maryland Transit Administration's (MTA) transit liability claims. The TPA shall provide experienced and professional claims adjusting staff to thoroughly investigate, document, and settle (within their delegated authority), and make recommendations for settlement of automobile, bodily injury, general liability, and property damage claims asserted against the MTA. These claims stem from incidents arising out of bus and rail operations, premises liability, and any other incidental matters relating thereto under the general liability program for which MTA may be deemed legally responsible under Maryland tort law and therefore require TPA services. MTA confirmed that the scope of work for this contract does not fall within the State Treasurer's Office delegation.

The MTA Procurement Review Group reviewed the scope of work to determine the potential for establishing Minority Business Enterprise (MBE) and Veteran-Owned Small Business Enterprise (VSBE) participation goals, Small Business Preference, as well as a Small Business Reserve designation. An 18% MBE goal was established for this contract, and Davies Claims North America, Inc. has committed to the goal. No VSBE participation goal was established for this contract.

In accordance with Board of Public Works (BPW) Advisory 1995-1, this contract includes a provision authorizing an extension for a total period no longer than one-third of the base term to spend funds remaining on the contract.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J05H0101

Resident Business: No

MD Tax Clearance: 26-1488-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 20, 2026**



MDOT 16

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

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

Contract ID: Brush and Tree Cutting and Stump Removal at Various Locations in Howard County – District – 7; 42913J1428SB
EPICS No.: 42913J1428

Contract Description: Provide brush and tree cutting and stump removal at various locations in Howard County – District – 7.

Award: A. Marquez Trucking, Inc.; Silver Spring, MD
(Certified Minority Business Enterprise and Small Business)

Contract Term: 06/04/2026* – 12/31/2028 (*or earlier upon BPW approval)
(two years, six months, 28 days)

Amount: \$512,012.00

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
A. Marquez Trucking, Inc. Silver Spring, MD - <i>(Certified Minority Business Enterprise)</i>	\$512,012.00
Excel Tree Expert Co., Inc. Jessup, MD	\$681,845.00
Elephant Eaters, LLC. Clarksburg, MD	\$775,970.00
PLWMS DBA Patriot Natural Resources Beallsville, MD	\$1,054,850.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 2% / 0%

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

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MDOT 17

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

Hiring Agreement Eligible: Yes

Incumbent: 1 Regal Enterprises, LLC, Hyattsville, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on January 13, 2026, notifying 382 potential contractors, 36 of which were MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited 17 vendors. Maryland Works granted a waiver for these services on February 12, 2025. SHA received four bids which were opened on February 12, 2026. The incumbent was unable to bid due to other commitments. There were no protests filed for this contract.

This contract is to support State Highway Administration’s Brush and Tree program to promote safety for the travelling public by controlling undesirable brush and trees, and maintaining adequate sight distances.

SHA has confirmed A. Marquez Trucking, Inc.’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 2% 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 0.17% for a 2.17% MBE participation goal. The following counties were utilized in this search: Anne Arundel, Baltimore, Baltimore City, Carroll, Frederick, Howard, Montgomery, and Prince George’s. No VSBE participation goal was set for this contract 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: 26-0761-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
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May 20, 2026**



MDOT 18

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

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

Contract ID: Miscellaneous Roadway Structure Repair at Various Locations in Allegany, Garrett, and Washington Counties – District – 6; *AZ4127614*
EPICS No.: AZ4127614

Contract Description: Provide miscellaneous roadway structure repair at various locations in Allegany, Garrett, and Washington Counties – District – 6.

Award: Concrete General, Inc.; Gaithersburg, MD

Contract Term: 06/04/2026* – 06/30/2029 (*or earlier upon BPW approval)
(three years, 27 days)

Amount: \$3,629,565.00

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Concrete General, Inc. Gaithersburg, MD	\$3,629,565.00
Harbel, Inc. Cumberland, MD	\$5,741,450.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 3% / 0%

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

Hiring Agreement Eligible: Yes

Incumbent: Same

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on November 18, 2025, notifying 1,354 potential contractors, 33 of which

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MDOT 19

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

Requesting Agency Remarks (cont'd):

were MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited nine vendors. Maryland Works granted a waiver for these services. SHA received two bids which were opened on January 08, 2026. . There were no protests filed for this contract.

Requesting Agency Remarks (cont'd): SHA and their contractors work together to select materials from the SHA Qualified Products List that are green, sustainable, and designed to minimize environmental impacts throughout their life cycle.

SHA has confirmed Concrete General, Inc.'s bid price.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals, Small Business Preference, as well as a Small Business Reserve designation. The solicitation was not designated for the Small Business Reserve due the limited number of certified small business contractors in the area. A 3% MBE goal was set for this project based on the minimal number of MBE firms located within the geographical area of the work certified with the NAICS codes to perform the project activities. The following counties were utilized in this search: Allegany, Garrett, Washington, and Frederick. 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: 26-0073-1110

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

**DEPARTMENT OF TRANSPORTATION
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MDOT 20

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

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

Contract ID: Cycles of Tractor Mowing, Trimming and Litter Pickup on MD 128, MD 129 and MD 130 in the Owings Mills Shop Area in Baltimore County – District – 4; 4273EOM428SB
EPICS No.: 4273EOM428

Contract Description: Provide cycles of tractor mowing, trimming and litter pickup on MD 128, MD 129 and MD 130 in the Owings Mills Shop Area in Baltimore County – District – 4.

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

Contract Term: 06/04/2026* – 12/31/2028 (*or earlier upon BPW approval)
(two years, six months, 28 days)

Amount: \$125,750.00

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
Manuel Landscaping, Inc. Owings Mills, MD	\$125,750.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: Yes

Incumbent: Same

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on October 21, 2025, notifying 1,146 potential contractors, 18 of which were MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited 11 vendors. Maryland Works granted a waiver for these services on February 12, 2025.. SHA received a single bid and opened on November 20, 2025. SHA reached

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MDOT 21

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

Requesting Agency Remarks (cont'd):

out to several current vendors in the area to inquire as to why they did not bid: One vendor was not interested in the work; three other vendors stated their current workload prevents them from taking on any more contracts; two of the vendors missed the deadline to bid; and the final vendor did not respond to the inquiry. The SBR designation was not removed because a search of five surrounding counties revealed 34 small businesses that could perform the work. There were no protests filed for this contract.

This Contract is to provide Cycles of Tractor Mowing, Trimming and Litter Pickup on MD 128, MD 129 and MD 130 in the Owings Mills Shop area in Baltimore County.

The single responsive bid of \$125,750.00 submitted by the Manuel Landscaping, Inc 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 Category 7 (7001, 7002, 7003, 7004 & 7005), it was determined that the Engineer's Estimate was not the true cost to perform this work by a contractor. However, the decreases were mainly due to the general understanding of the contractor's appreciation of the actual material and labor costs, and the nature and complexity of the contract 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 totaled \$50,500.00; accounting for 40.16% of the total difference between the Engineer's Estimate and the low bid. This, however, did not have an overall impact on the bid price which was only 28.55% under the Engineer's Estimate.

Therefore, the prices submitted by contractor reflect a fair market value and are competitive for performing statewide traffic operations. SHA has determined the bid submitted by the contractor to be Fair and Reasonable.

This project is to support SHA's mowing program to promote safety for the travelling public by controlling undesirable brush and noxious weeds; and maintaining adequate sight distances and the free flow of water. The project benefits the environment by removing litter before it can enter waterways and natural habitats. Proper mowing and trimming promote healthy vegetation, control invasive species, and reduce soil erosion. Mulching grass clippings returns nutrients to the soil and minimizes waste. Efficient equipment use and regular maintenance help lower fuel consumption and reduce emissions, supporting overall environmental sustainability.

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

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MDOT 22

8-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 due to the minimal number of MBE firms located within the geographical area of the work certified with the NAICS codes to perform the project activities. 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: 26-1566-0111

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

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
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MDOT 23

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

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

Contract ID: Tractor Median and Roadside Mowing, Trimming and Litter Pickup Along Various Roadways west of I-83 in the Hereford Shop Area in Baltimore County – District – 4;
4273H41428SB

EPICS No.: 4273H41428

Contract Description: Provide tractor median and roadside mowing, trimming and litter pickup along various roadways west of I-83 in the Hereford Shop Area in Baltimore County – District – 4.

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

Contract Term: 06/04/2026* – 12/31/2028 (*or earlier upon BPW approval)
(two years, six months, 28 days)

Amount: \$280,940.00

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
Manuel Landscaping, Inc. Owings Mills, MD	\$280,940.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: Yes

Incumbent: Same

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MDOT 24

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on October 28, 2025, notifying 1,086 potential contractors, 26 of which were

MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited 12 contractors. Maryland Works granted a waiver for these services on February 12, 2025. SHA received three bids which were opened on December 04, 2025. There were no protests filed for this contract.

On January 14, 2026, the State Highway Administration (SHA) rejected the apparent low bid in accordance with COMAR 21.06.02.03B(3), determining that the price was unreasonably low. SHA then proceeded with award and execution of the contract to the next apparent responsive and responsible low bidder.

On February 16, 2026, the second low bidder requested withdrawal of its bid, citing inability to meet contract requirements and to schedule the required equipment inspection with SHA. On February 20, 2026, SHA rejected the second apparent low bid and determined the firm to be non-responsible in accordance with COMAR 21.06.01.01B(2). SHA subsequently proceeded with award and execution of the contract to the only responsive and responsible bidder.

The single responsive bid of \$280,940.00 submitted by Manual Landscaping Inc. is justified based on comparison with the Engineer's Estimate.

Manual Landscaping Inc. was contacted by District 4 staff and confirmed that it has the necessary equipment and personnel to complete the work. The contractor indicated that this work is labor-intensive and time-consuming, which contributed to higher pricing—particularly for items in Categories 7 (7001 and 7003). It was also determined that the Engineer's Estimate was based on historical contract data and does not reflect current market conditions for this type of work.

Manual Landscaping Inc. has successfully performed similar work for other districts and has previously held this contract, with satisfactory performance.

Based on this evaluation, the contractor's pricing reflects fair market value and is competitive for performing tractor median and roadside mowing, trimming, and litter pickup along various roadways west of I-83 in the Hereford Shop Area of Baltimore County. SHA has determined the bid to be fair and reasonable.

This project supports SHA's mowing program through median and roadside mowing, trimming, and litter removal to maintain safe sight distances and proper drainage. Work will be performed using targeted, environmentally responsible practices that minimize disturbance, control noxious

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MDOT 25

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

Requesting Agency Remarks (cont'd):

weeds, protect native vegetation, and ensure proper collection and disposal of litter and vegetative debris.

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

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals, Small Business Preference, as well as a Small Business Reserve designation. A 0% MBE goal was set for this project based on the minimum number of MBE firms located within the geographical area of work certified with the NAICS codes to perform the project activities. The following counties were utilized in this search: Baltimore, Baltimore City, Harford, Anne Arundel, Carroll, and Howard. 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: 26-0763-0111

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

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MDOT 26

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

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

Contract ID: Median and Roadway Mowing, Trimming and Litter Pickup at Various Locations in Washington County – District – 6; 4272161427SB
EPICS No.: 4272161427

Contract Description: Provide median and roadway mowing, trimming and litter pickup at various locations in Washington County – District – 6.

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

Contract Term: 06/04/2026* – 12/31/2027 (*or earlier upon BPW approval)
(one year, six months, 28 days)

Amount: \$190,100.00

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
Manuel Landscaping, Inc. Owings Mills, MD	\$190,100.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: Yes

Incumbent: Bluestone Contracting Corporation Somerdale, NJ

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on December 09, 2025, notifying 341 potential vendors, 18 of which were MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited seven contractors. Maryland Works granted a waiver for these services. SHA received a single bid and opened on January 22, 2026. The incumbent informed SHA that

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MDOT 27

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

Requesting Agency Remarks (cont'd)

they are no longer interested in competing for contracts in this District. After aggressive outreach to previous bidders and other potential bidders, this solicitation yielded a single bid from Manuel

Landscaping, Inc. An email with the project advertisement and bidding instructions was sent to seven prospective bidders. Return emails from two were received, one was a thank you for the information and the other was a failed delivery. The Small Business Reserve designation was not removed due to the eMMA search of Certified Small Businesses resulted in 27 available firms for this type of work. Direct solicitation was conducted and there was no indication that multiple bids would not be received. There were no protests filed for this contract.

This Contract is to provide Median and Roadway Mowing, Trimming and Litter Pickup at various locations in Washington County. The single responsive bid 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 & 7 (1001 & 7015), it was determined that the Engineer's Estimate was the true cost to perform this work by a contractor. The Contractor bid price with regards to the cost are fair due to the fact the firm has performed several median and roadway mowing, trimming and litter pickup contracts in the past and therefore can appreciate the general nature, complexity and the scope of this contract.

An analysis of the major difference between the single bid and the Engineer's estimate was performed. There were ten line items that were significant for variations from the Engineer's Estimates. These items had major individual cost overruns and combined totaled \$35,000, accounting for 71.52 % of the total difference between the Engineer's Estimate and the low bid. This, however, did not have an overall impact on the bid price which was only 30.92% under the Engineer's Estimate. Therefore, the prices submitted by contractor reflect a fair market value and are competitive for performing median and roadway mowing, trimming and litter pickup at various locations in Washington County. SHA has determined the bid submitted by the contractor to be Fair and Reasonable.

This project is to support SHA's mowing program to promote safety for the travelling public by controlling undesirable brush and noxious weeds; and maintaining adequate sight distances and the free flow of water. The project benefits the environment by removing litter before it can enter waterways and natural habitats. Proper mowing and trimming promote healthy vegetation, control invasive species, and reduce soil erosion. Mulching grass clippings return nutrients to the soil and minimizes waste. Efficient equipment uses and regular maintenance help lower fuel consumption and reduce emissions, supporting overall environmental sustainability.

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

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MDOT 28

10-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 due to the minimal number of MBE firms located within the geographical area of the work certified with the NAICS codes to perform the project activities. The following counties were utilized in this search: Washington, Allegany, Garrett, and Frederick. 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: 26-0294-0111

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

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MDOT 29

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

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

Contract ID: Providing Maintenance of Traffic / Protection Vehicle Services for Cecil County – District – 2; 4990721428SB
EPICS No.: 4990721428

Contract Description: Providing maintenance of traffic / protection vehicle services for Cecil County – District – 2.

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

Contract Term: 06/04/2026* – 12/31/2028 (*or earlier upon BPW approval)
(two years, six months, 28 days)

Amount: \$171,800.00

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
Professional Facility Services, LLC. Landover, MD <i>(Certified Minority Business Enterprise)</i>	\$171,800.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 10% / 0%

Performance Security: None

Hiring Agreement Eligible: Yes

Incumbent: None

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MDOT 30

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on September 09, 2025, notifying 1,444 potential contractors, 28 of which were MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited seven vendors. Maryland Works granted a waiver for these services on February 12, 2025. SHA received a single bid and opened on October 09, 2025. There were no protests filed for this contract.

The search by SHA indicated a significant pool of small businesses available in this area. The search of the surrounding counties revealed 34 small businesses that could have bid on this contract. Thus, there was enough potential competition envisaged prior to bid opening. This Contract is to provide maintenance of traffic / protection vehicle services for Cecil County. The single bid of \$171,800.00 submitted by the Professional Facility Services, LLC is justifiable 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 & 4 (1001, 1002, 1004, 1006, 1007, 4001, 4004, 4014, & 4005), it was determined that the Engineer's Estimate was a true cost to perform this work by a contractor. Since the contractor's bid was close to the Engineer's Estimate, SHA believes that the contractor has accurately understood the scope and complexity of the contract along with the associated material and labor costs involved.

An analysis of the major difference between the low bid and the Engineer's estimate was performed. There were eight line items that were significant for variations from the Engineer's Estimates. These items had major individual cost overruns and combined totaled \$17,172.50; accounting for 23.28% of the total difference between the Engineer's Estimate and the low bid. This, however, did not have an overall impact on the bid price which was only 2.85% under the Engineer's Estimate. Therefore, the prices submitted by contractor reflect a fair market value and are competitive for performing traffic operations. SHA has determined the bid submitted by the contractor to be Fair and Reasonable.

This project is to support State Highway Administration's protection vehicle program to promote safety for the travelling public by controlling work site accidents.

The State Highway Administration (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 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 10% 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.

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MDOT 31

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

Requesting Agency Remarks: (cont'd):

No VSBE participation goal was set for this contract 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: 26-0542-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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Item#	Category	Pages
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<i>34</i>	<i>Architecture and Engineering</i>	<i>40 - 41</i>
<i>35</i>	<i>Construction</i>	<i>42 - 43</i>
<i>36 - 41</i>	<i>Services</i>	<i>44 - 55</i>
<i>42 - 45</i>	<i>Information Technology</i>	<i>56 - 63</i>
<i>46 - 49</i>	<i>Maintenance</i>	<i>64 - 70</i>
<i>50 - 51</i>	<i>Landlord Lease</i>	<i>71 - 75</i>
<i>52 - 53</i>	<i>Tenant Lease</i>	<i>76 - 79</i>



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*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:

American Legion Severna Post 175, Inc.

American Legion Post 175 (Anne Arundel County)

“For the acquisition, planning, design, construction, expansion repair, renovation, reconstruction, site improvement, and capital equipping of the American Legion Post for facilities improvements, including interior improvements, outdoor field space, parking and lighting. Notwithstanding Section 1(7) of this act, this grant may not terminate before June 1, 2032.”

*Maryland Consolidated Capital Bond Loan of 2017 (LHI - Chapter 22, Acts of 2017, DGS Item 17-G096 (SL-089-170-038); as amended by Prior Authorizations of State Debt – Alterations, Chapter 643, Acts of 2025, DGS Item 25-710 (SL-138-250-038)
\$75,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 75,000
	25-710 (This Action)	\$ 75,000 (Non-match)
	Local Cost	\$ 0
(Prior Actions: None)		

Remarks:

1. The Board of Public Works previously approved a grant agreement with the Board of Directors of The Young Men’s Christian Association of Cumberland, Maryland, as DGS Agenda Item 14-CGL on the July 5, 2019, Board of Public Works Meeting Agenda. After the Board approved the grant agreement, the General Assembly amended the grant as presented on this item.
2. DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) of Chapter 720, Act of 2024.
3. The matching fund requirement for these grants was removed by House Bill 1519, Acts of 2025, Chapter 643, effective June 1, 2025.
4. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.



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

5. 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.
6. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
7. This project may include purchasing and installing additional lighting on the two acre field and life safety infrastructure improvements at The American Legion Post 175 community hall.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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6-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 renovation and redesign of the existing 20-year-old Emergency Department, adding 3,000 square feet of space. The project will add a new fivebed psychiatric/behavioral health pod, a large capacity trauma room, eight additional triage spaces, and an improved ambulance offload area.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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9-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 facility and exhibit construction and improvements.

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*

16-CGL. CAPITAL GRANTS AND LOANS

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

Meritus Medical Center, Inc.

Meritus School of Osteopathic Medicine (Washington County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Meritus School of Osteopathic Medicine.”

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

*DGS Item 24-233, (SL-159-230-038) **\$500,000***

Matching Fund: No match is required.

Background:	Total Project	\$92,500,007
	24-233 (This Action)	\$ 500,000 (Non-match)
	23-336 (Prior Action)	\$ 1,500,000 (Non-match)
	Local Cost	\$ 90,500,007

(Prior Actions: 8/7/2024 Agenda, Item 3-CGL)

Remarks:

1. DGS is administratively correcting the grantee name, pursuant to Section 1 (9) of Senate Bill 361 of 2024.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include the construction of Bowman Hall, a five-story academic building, complete with a conference center, lecture halls, a library, simulation center, and collaborative learning centers.

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
alexis.croft@maryland.gov*

17-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of Adventist HealthCare Fort Washington Medical Center, Inc.

Adventist Health – New Fort Washington Facility (Prince George’s County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a new facility for Adventist Health in Fort Washington.”

*Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)
DGS Item 24-197, (SL-254-240-038) **\$ 10,000,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 303,267,064
	24-197 (This Action)	\$ 10,000,000 (Non-match)
	Local Cost	\$ 293,267,064

(Prior Actions: None)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include the design and construction of the new Fort Washington Medical Center which will replace the current aging facility.

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*

20-CGL. CAPITAL GRANTS AND LOANS

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

Montgomery County, Maryland

Connected School Safety Beacons (Montgomery County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of connected school safety beacons.”

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)
DGS Item 23-476, (SL-222-230-038) **\$ 160,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 160,000
	23-476 (This Action)	\$ 160,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include the design, construction, and reconstruction of vehicular and pedestrian traffic signals. This includes upgrading existing systems and replacing obsolete components on county-owned roadways under the jurisdiction of Montgomery County, Maryland.

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*

22-CGL. CAPITAL GRANTS AND LOANS

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

The Commissioners of Carroll County, Maryland

Carroll County Sheriff's Building (Carroll County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the sheriff's building, including a new facility.”

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)
DGS Item 23-429 (SL-265-230-038) \$ 1,000,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 39,350,000
	23-429 (This Action)	\$ 1,000,000 (Non-Match)
	Local Cost	\$ 38,350,000

(Prior Actions: None)

Remarks:

1. By retroactive authority, DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include building a new facility that will consolidate most of the Countywide Law enforcement functions under one roof.

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*

28-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 Aequo Foundation, Inc.

CareHaus (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the CareHaus facility, located in Baltimore City. Notwithstanding section 1(7) of this act, this grant may not terminate before June 1, 2031.”

Maryland Consolidated Capital Bond Loan of 2021 (LSI– Chapter 63, Acts of 2021 as amended by Chapter 722 Acts of 2024)

DGS Item 21-422, (SL-269-210-038)

\$ 100,000

Matching Fund: No match is required.

Background:	Total Project	\$ 3,704,550
	21-422 (This Action)	\$ 100,000 (Non-match)
	Local Cost	\$ 3,604,550

(Prior Actions: None)

Remarks:

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

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
May 20, 2026**



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

30-CGL. CAPITAL GRANTS AND LOANS

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

Board of Trustees of the Howard County General Hospital, Inc.

Howard County General Hospital, Inc. (Howard County)

“To assist in the design, construction, and equipping of renovations to the Berman Pavilion to create a comprehensive Breast Center.”

Maryland Consolidated Capital Bond Loan of 2019 (MHA– Chapter 14, Acts of 2019) DGS Item 19-G009; as amended by Chapter 576, Acts of 2021 (SL-185-190-038)

\$ 347,000

Matching Fund: No match is required.

Background:	Total Project	\$ 2,249,682
	19-G009 (This Action)	\$ 347,000 (Non-match)
	Local Cost	\$ 1,902,682

(Prior Actions: None)

Remarks:

1. The matching fund requirement for this grant was removed by House Bill 1374, Acts of 2021, Chapter 576, effective June 1, 2021.
2. 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 modernization of a comprehensive Breast Health Center at Howard County General Hospital, the sole hospital in a community of more than 320,000 residents.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 20, 2026**



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

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

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

Montgomery College – Germantown Campus
Student Services Center – Design/Construction (CC-01-MC23/24/25-484)

The project is to construct a new Student Services Center at the Montgomery College Germantown campus. The proposed facility will house classroom and laboratory space, as well as the offices of Student Affairs, the Library, the Office of Public Safety, the Campus Store, and related support functions. These offices are currently dispersed across 4 separate buildings at the Germantown campus. The current locations for these student services offices were not designed to support delivery of modern-day student services and functions are constrained by the insufficient space and inadequate facilities. Consolidating these offices and departments will provide students with a single location for academic advising, course registration, financial aid, placement testing, and career services.

Sustainability features of the new facility are that it will achieve a minimum of LEED Silver certification or other certification programs allowed by the State of Maryland and Montgomery County. As good stewards, it is Montgomery College's goal to furnish and maintain sustainable facilities, which are safe, reliable, life cycle cost effective, environmentally friendly, and resilient. The project scope includes a comprehensive and iterative analysis of building occupancy and programming, building envelope components and assemblies, and the building electrical, mechanical and plumbing systems. The College will assign an energy budget for the project. The budget figure will include all metered energy use at the facility, including energy for HVAC systems, lighting of the building and grounds, elevators, motors, water heating, and receptacles. The A/E is responsible for identifying cost-effective energy conservation strategies that will meet this Building Energy Budget.



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

Fund Sources: From the following appropriations for the Community College Construction grant Program to “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...Montgomery College – Germantown Student Services Center...”

<i>MCCBL 2023; Item 181</i>	\$2,000,000
<i>MCCBL 2025; Item 173</i>	\$13,402,000

Total Encumbrance: \$15,402,000

Background:	Total State Share
Total Project	\$15,402,000
This Action	\$15,402,000

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 Montgomery College and signed by local authorities.
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 a minimum of \$30,804,000 and the local share of this cost is 50.0% or \$15,402,000 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
May 20, 2026**



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

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

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

Chesapeake College

Queen Anne's Technical Building – Design/Construction (CC-12-MC25-489)

The project is to construct a new Queen Anne's Technical Building to house the skilled trade and workforce development programs at the Chesapeake College main campus in Wye Mills. The existing Queen Anne's Technical Building is 49 years old and in need of a complete renovation. All major building and life safety systems are at the end of their useful life. The facility is not ADA-accessible. Moreover, it is too small for the existing skilled trade and workforce development programs which are currently housed across 4 different facilities. The new facility will provide modern laboratory and office space for Chesapeake College's skilled trade and workforce development programs.

Under the Maryland Green Building Council guidelines all new community college buildings over 7,500 gross square footage shall be constructed as High-Performance Buildings. A High-Performance Building is one which achieves a Silver rating or better under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system, a two Green Gloves rating system, or which complies with the Maryland Green Building Council's supplement to the International Green Construction Code (IgCC) enacted in November 2014. This building will conform to those standards.

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... Chesapeake College –Queen Anne's Technical Building; Item #173. **\$1,970,000***

Background:

Total Project

Total State Share

\$1,970,000

This Action

\$1,970,000



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

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 Chesapeake College and signed by local authorities.
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 a minimum of \$2,627,000 and the local share of this cost is 25.0% or \$657,000 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
May 20, 2026**



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

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

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

**Prince George’s Community College
Marlboro Hall Renovation and Addition – Construction**

The project is to Renovate Marlboro Hall and construct an addition to create a 135,000 NASF/ 214,500 GSF facility. The renovated and expanded building will create new spaces for instruction and academic support including classrooms, laboratories, offices, tutoring spaces, study halls, department libraries, work rooms, and meeting rooms. The building's layout will be improved and classrooms will be sized according to State guidelines for the Liberal Arts, Social Sciences and Business, Mathematics, and Learning Foundation curriculum courses. The facility will house expanded Academic Affairs programs. This project will address outdated building systems and code deficiencies.

Sustainable features of the design are as follows: To achieve a minimum LEED Silver certification. The HVAC system will have a reduced cooling tonnage as the result of incorporating a new gaseous filtration system utilizing the enVerid Heat Load Reduction (HLR) filtration system. This HLR system will reduce conventional cooling system tonnage requirements by approximately 45%. The entire project consists of LED high efficiency light fixtures. Interior lighting will be paired with continuous dimming drivers and occupant sensor controls. New low flow plumbing fixtures will be installed. Stormwater management will feature a micro-bioretenion stormwater control area to help mitigate stormwater runoff. Two electric vehicle charging stations will also be installed.

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.... Prince George’s Community College - Marlboro Hall Renovation/Addition; Item 191(CC-08-MC17/18/19/20/21/22/23/24-459)*
\$11,395,000



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

Background:	Total State Share
Total Project	\$111,357,000
This Action	\$ 11,395,000
Previous Action 10-CGL, 1/8/25	\$ 17,411,000
Previous Action 24-CGL, 3/13/24	\$ 17,476,000
DPRB 6/23/2023 (PAYGO only, no BPW)	\$ 10,000,000
Previous Action 30-CGL, 9/15/21	\$ 40,734,000
Previous Action 12-CGL, 7/1/20	\$ 12,282,770
Previous Action 37-CGL, 7/26/17	\$ 2,058,230

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 Prince George's Community College and signed by local authorities.
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 \$183,151,000 and the local share of this cost is 39.2% or \$71,794,000 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
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*Contact: Courtney League 410-767-5516
courtney.league@maryland.gov*

**34-AE-MOD. ARCHITECTURE AND ENGINEERING MODIFICATION
*Department of Natural Resources***

Contract ID: Replacement of Bulkheads, Storm Drains, Utilities & Boat Ramp; *F-020-200-003*

ADPICS No.:COL217589 , CTR003716-2

Contract Approved: DGS 17-AE. 06/02/2021

Contract Description: Design services for the replacement of the deteriorating bulkheads, storm drains, boat ramp with launching piers, and utilities within the State property.

Modification Description: Architecture and engineering services during the bidding phase and construction administration services during construction.

Award: EBA Engineering and Bayland Consultants & Designers Joint Venture; Laurel, MD

Original Contract Term: 07/01/2021 - 10/30/2023

Modification Term: 06/04/2026* - 07/31/2029 (*Or earlier upon BPW approval)

Original Contract Amount: \$1,298,450

Modification Amount: \$ 154,402

Prior Options/Mods: \$18,500 (Mod. #1: A/E services for the investigation of existing anchor pilings for the existing bulkhead. The work will entail excavation at 10 anchor pile locations spaced around the marina to expose enough of the existing anchor pile for inspection. Delegated Authority – DGS, 03/01/2022)
\$53,150 (Mod. #2: Surveying to existing underground utilities within the entire Somers Cove Campus. The survey will include the locations of all electric and communication mains, public utility mains, and services feeding the Marina. Delegated Authority - DGS 10-AE-MOD, 04/06/2022)



**DEPARTMENT OF GENERAL SERVICES
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34-AE-MOD. ARCHITECTURE AND ENGINEERING MODIFICATION (cont'd)

\$0 (Mod. #3: Extension 10/31/2023 - 07/31/2024 Delegated Authority DGS, 10/24/2023)

\$148,532 (Mod. #4 Extension 08/01/2024 - 07/31/2029. Design services for the mitigation of the critical area impacts at the Somers Cove. Delegated Authority – DGS, 06/05/2024)

\$45,161 (Mod. #5 Additional engineering design services for the preparation of final construction documents. Delegated Authority - DGS, 02/04/2025)

Total Contract Amount: \$1,718,195

Percent +/- (This Item): 11.89%

Total Percent Change: 32.33%

Original Procurement Method: Qualification Based Selection

MBE/VSBE Participation: 20% / 0%

MBE/VSBE Compliance: 27.58% / 0%

Performance Security: No

Requesting Agency Remarks: The work proposed was not included in the original scope of work because the required construction phases of the project had to be determined during the final design phase.

Fund Source: 100% Special Funds (DNR Waterway Improvement & Infrastructure Program)

Approp. Code: 21013

Resident Business: Yes

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
May 20, 2026**



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

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

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

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

Procurement Method: Purchase Order under Master Contract

1.0 Master Contract: *General Construction Work & 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 \$968,861,171*

1.1 Using Agency: Department of General Services
Description: Epoxy flooring refurbishment throughout facility as needed at Charles Hickey School in Baltimore County;DT-000-232-003
Award: Stratified, Inc.; Pasadena, MD
(Certified Small Business)

Number of Qualified

Master Contractors: 13

Number of Bids: 8

Bids:

<i>Bidders</i>	<i>Amounts</i>
Stratified, Inc.; Pasadena, MD	\$299,274.00
Taggart Brown & Associates, Inc.; Towson, MD	\$344,106.28
Hayes Construction Co; Phoenix, MD	\$346,600.00
Baltimore Contractors Inc.; Glen Burnie, MD	\$380,255.00
Delta General Services Inc.; Gaithersburg, MD	\$385,000.00
JB Contracting; Beltsville, MD	\$390,298.40
Warwick Supply & Equipment Co Inc.; Hunt Valley, MD	\$417,200.00
Paige Industrial Services, Inc.; Hyattsville, MD	\$815,083.00

Amount: \$ 299,274



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35-C. CONSTRUCTION CONTRACT (cont'd)

Term: 06/17/2026* - 01/10/2028 (*Or earlier upon BPW approval)
MBE/VSBE Participation: 10% / 5%
Resident Business: Yes
Fund Source: 100% General Funds

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

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

Contract ID: Non-Residential Services; 26-PD-029 ADPICS No.: V00B6600041

Contract Description: Non-Residential services and programming for youth ordered by the Juvenile Court to receive community-based credible messenger mentoring, support and life enrichment services in Baltimore City.

Award: B-360 Baltimore, Inc.; Baltimore, MD

Contract Term: 06/05/2026 - 06/30/2029

Amount: \$4,343,033

Procurement Method: Noncompetitive Negotiated Procurements of Human, Social or Educational Services - COMAR 21.05.12.04

MBE/VSBE Participation: 0 % / 0 %

Hiring Agreement Eligible: Yes

Incumbent: No

Requesting Agency Remarks: A notice of the Request for a General Expression of Interest (RGEI) was published on eMaryland Marketplace Advantage (eMMA) on June 6, 2025. The Expression of Interest due date was June 23, 2025. Fifty-three mentoring services, and personal care services were notified. For in-State providers, the State's Office of Children, through the Interagency Rates Committee (IRC), sets standardized rates for these services. Contractors are paid only for the youth placed in the program for the actual number of days they receive services. Daily or Per Diem rates are paid in accordance with the IRC established rate. The IRC has established a maximum average daily population of 25 youth that can be served at any given point in time.



**DEPARTMENT OF GENERAL SERVICES
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36-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

The contractor is to provide life coaching and mentoring services. These services will be provided by staff with personal lived experience in juvenile and/or adult systems of care. These services are community rehabilitation services. Various behavioral and mental health interventions are offered directly by the program or through the program's ancillary services. Intervention/treatment services include, but are not limited to, substance use disorder, mental health disorders, intellectual developmental disabilities, and interpersonal skills. The strategic placement of the programs is intentionally grounded in the same communities where the participating youth reside. This is essential for ensuring strong cultural connections and fostering a high level of trust.

A primary focus of this initiative is the direct engagement of mentors who originate from these same communities. This shared background between mentors, youth, and their families is critical to the program's success. While other providers may offer similar services, effective competition is limited due to the requirement for community-based programming and credible messenger mentoring delivered by individuals with lived experience from the same communities as the youth served. The recommended contractor demonstrated this capability through its response to the RGEI.

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

Fund Source: 100 % General Funds

Approp. Code: E0101

Resident Business: Yes

MD Tax Clearance: 26-1213-0100

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
May 20, 2026**



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

**37-S. SERVICES CONTRACT
*Department of Health, Behavioral Health Administration***

Contract ID: Maryland's Addiction and Behavioral Health Professionals Certification Board Inc. Infrastructure Support 2.0; *OCMP# 26-25257*
ADPICS No.: M00B6600512

Contract Description: Maryland's Peer Credentialing Board (MABPCB) staff will implement and oversee all efforts to credential peers currently working in outpatient substance use disorder programs including Opioid Treatment Programs and any other peers identified through this project as certified Peer Recovery Specialists (PRS). Infrastructure support to hiring an Executive Director, Program Manager, Fiscal Manager, Ethics Investigator, and an Administrative Specialist. Currently the Peer Credentialing Board (Peers), MABPCB, is composed of only volunteer board positions that lack a paid staff to support the credentialing process facilitated by the organization.

Award: Maryland Addiction and Behavioral Health Professional Certification Board, Inc.; Baltimore, MD

Contract Term: 06/04/2026* - 05/31/2028 (w/one 6-month renewal option)
(*Or earlier upon BPW approval)

Amount: \$425,526 (Base Term)
\$106,382 (Renewal Option)
\$531,908 Total

Procurement Method: Sole Source

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same



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

Requesting Agency Remarks: Maryland's Peer Credentialing Board (MABPCB) is the sole provider in Maryland. They are the authority in this area and have many years of experience in the design, development, and certification process. They are the only agency that provides credentialing for Peer Recovery Specialists (PRS) in Maryland and holds exclusive access to international reciprocity for this credential. MABPCB is the only organization that facilitates this service for this workforce emerging across Maryland.

Historically, the State has not required that peers operating within Behavioral Health Administration (BHA) licensed programs be credentialed. However, with the implementation of reimbursement for Certified Peer Recovery Specialist services that went into effect in June 2023 peers will now have to be credentialed to be reimbursed for the services they render. This new certification requirement will put a significant demand on the credentialing services facilitated by MABPCB; the State is funding hiring personnel to staff the management and execution of all credentialing functions associated with peer credentialing.

Currently the Peer Credentialing Board (Peers), and the MABPCB are composed of only volunteer board positions that lack paid staff to support the credentialing processes facilitated by the organization.

The proposed price is considered fair and reasonable. The business unit conducted market research from various career platforms, including pay-scale information for similar positions. The total cost associated with this contract is below the national averages identified when doing market research and identifying similar services facilitated by organizations across the country.

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

Fund Source: 100% Federal Funds

Approp. Code: 12.01.02

Resident Business: Yes

MD Tax Clearance: 26-0688-0001

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: Seegopaul, Mahesh 410 767 1812
mseegopaul@marylandtaxes.gov*

38-S. SERVICES CONTRACT
The Comptroller of Maryland

Contract ID: Sale of Unclaimed Securities; *E00B7600001*
ADPICS No.: E00B7600001

Contract Description: Sale of unclaimed stock certificates under a revenue-generating, commission-based contract.

Award: Wells Fargo Clearing Services, LLC d/b/a Wells Fargo Advisors;
St. Louis, MO

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

Amount: \$2,530,000 (Amount reflects estimated transaction value for commission-based activity; no direct State expenditure).

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

Bid:

<i>Bidder</i>	<i>Amount</i>
Wells Fargo Clearing Services, LLC d/b/a Wells Fargo Advisors; St. Louis, MO	\$2,530,000

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: \$253,000 Performance Bond

Hiring Agreement Eligible: Yes

Incumbent: Same



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

Requesting Agency Remarks: A notice of the availability of the Invitation to Bids (IFB) was advertised on eMaryland Marketplace Advantage (eMMA) and the Comptroller of Maryland's website. Notice of the solicitation was emailed directly to five prospective bidders. One bid was received and opened on January 20, 2026. The Comptroller of Maryland, Compliance Division, Unclaimed Property Unit, is responsible for the administration of the Maryland Uniform Disposition of Abandoned Property Act. The law is custodial in nature and requires that the Comptroller take possession of the unclaimed property and attempt to locate the rightful owners.

Stock certificates are classified as unclaimed when the owner has not claimed it or corresponded in writing with the business association concerning it within three years after the date prescribed for payment or delivery. At that time, the property was presumed abandoned. This results in a large number of small stocks that must be sold.

This contract creates a large number of transactions, but each transaction consists of only a few shares of stock to be sold. Most firms do not have the capacity to handle the research to determine if the company is still in existence and the stock is still being traded. Much time and effort can be invested in the research, to find out in the end that there is no market for the stock. This causes significant expense with no guaranteed payment of commission.

The price has been determined to be fair and reasonable. The vendor has kept the commission rate unchanged from 2021 to 2026. Given inflation, increased research workloads, higher trading volumes since 2021, maintaining a flat rate indicates cost competitiveness.

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

Fund Source: 100% Special Funds (Revenue Generating)

Approp. Code: E00A0501

Resident Business: No

MD Tax Clearance: 26-1371-0010

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 20, 2026**



*Contact: Frank Conaway III 410-581-4037
frank.conaway2@mpt.org*

**39-S. SERVICES CONTRACT
*Maryland Public Television***

Contract ID: Publication of Member Program Guide; R15B6600120
ADPICS No.: R15B6600120

Contract Description: Monthly program guide that includes writing, designing, printing, and mailing it to the 55,000 plus contributor households.

Award: Novak Birch, Inc; Baltimore, MD

Contract Term: 06/04/2026 - 06/03/2031 (w/one 2-year renewal option)

Amount: \$1,609,762.80 (Base Term)
\$ 643,365.12 (Renewal Option #1)
\$2,253,127.92 Total

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Novak Birch, Inc., Baltimore, MD	1	\$2,253,127.92 (1)	1
KM Printing, LLC DBA Strategic Factory; Owings Mills, MD	2	\$3,023,624.20 (2)	2

**Technical factors received greater weight than financial factors*

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 20, 2026**



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

**40-S. SERVICES CONTRACT
*Department of Health, Office of Medical Benefits Management***

Contract ID: Operational Technical Support Services for the Maryland Medicaid Public Behavioral Health System; OCMP-26-25371
ADPICS No.: M00B6600579

Contract Description: Operational Technical Support (OTS) services for Maryland’s Public Behavioral Health System (PBHS) concerning the Department’s oversight and management of its Behavioral Health Administrative Services Organization (BHASO) by providing technical assistance and performing data analysis in order to validate BHASO operational compliance.

Award: Softech, Inc.;Columbia, MD

Contract Term: 06/04/2026* – 05/31/2027 (w two 6-month renewal options)
(*Or earlier upon BPW approval)

Amount: \$4,000,000 (Base Term)
\$2,000,000 (Renewal Option #1)
\$2,000,000 (Renewal Option #2)
\$8,000,000 Total

Procurement Method: Sole Source

Living Wage Eligible: Yes

MBE/VSBE Participation: 9% / 1%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: MDH is requesting to issue these Sole Source Specifications to the preferred/identified contractor (“Softech”) to allow for continuity of necessary services already provided by Softech under Work Order #DoIT-21-058, which is expiring 05/31/2026. A comparison between this contract and another similar contract indicates that this is a fair and reasonable price for a sole source contract. The proposed annual NTE amount is an annual NTE contract cost savings of 2.6% from the current work order.



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

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

Approp. Code: 17.01.10

Resident Business: Yes

MD Tax Clearance: 26-1240-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 20, 2026**



*Contact: Raelene Glasgow 410-767-7050
raelene.glasgow@maryland.gov*

**41-S-MOD. SERVICES MODIFICATION
*Department of Labor, Governor's Workforce Development Board***

Contract ID: Study of Primary and Secondary School Bus Driver Wages and Benefits;
P00B5600112

ADPICS No.: P00B5600112

Contract Approved: DGS-13-S, 07/16/2025

Contract Description: Conduct a study of primary and secondary school bus drivers' wages and benefits to determine the possibility of paying higher wages to school bus drivers in the state.

Modification Description: Correct the contract term on DGS 13-S, 7/16/2025. The item listed the contract term as 08/03/2025 - 01/31/2026. The correct term is 08/03/2025 - 06/30/2026

Award: Eleventh House Solutions; Easton, MD

Original Contract Term: 08/03/2025 - 06/30/2026

Modification Term: 06/04/2026* - 06/30/2026 (*Or earlier upon BPW approval)

Original Contract Amount: \$233,357

Modification Amount: \$0

Prior Options/Mods: N/A

Total Contract Amount: \$233,357

Percent +/- (This Item): 0%

Total Percent Change: 0%

Original Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: Yes

MBE/VSBE Participation: 23% / 0%



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

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: The Board of Public Works (BPW) previously approved this contract as Item 13-S on July 16, 2025, BPW agenda and the Department of Labor, Governor’s Workforce Development Board is seeking confirmation of the Board’s previous approval with an updated contract term.

The MBE Participation is 0% because the research the MBE is doing has not been completed yet. The vendor, expects they will be receiving payment by the end of May 2026.

Fund Source: 100% General Funds

Approp. Code: P00A0109

Resident Business: Yes

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



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 20, 2026**



*Contact: Tracy Cain 410-260-7436
tcain@marylandtaxes.gov*

42-IT. INFORMATION TECHNOLOGY
Comptroller of Maryland

Contract ID: HighVIEW Migration and Extended Support; *COMP FY26*
ADPICS No.: E00B6600012

Contract Description: Technical migration and support services for the HighVIEW Electronic Document Management (EDM) System Software. This software is used to digitize and manage information.

Award: MJL Software, LLC; Queenstown, MD

Contract Term: 06/04/2026* - 05/31/27
(w/one 1-year renewal option)
(*Or earlier upon BPW approval)

Amount: \$185,250 (Base Term)
\$185,250 (Renewal Option #1)
\$370,500 Total

Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbents: Teleforce, Inc.; Destin, FL

Requesting Agency Remarks: The contract agreement will provide the Comptroller with technical migration support for the HighVIEW Electronic Document Management (EDM) Systems as the Comptroller's Office transitions to a new EDM system. The HighVIEW software is proprietary software



**DEPARTMENT OF GENERAL SERVICES
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42--IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

These systems have been in place at the Comptroller’s office for over 25 years and are being transitioned to a more modern software platform.

The Central Payroll Bureau, which uses a HighVIEW EDM System to digitize and manage associated Payroll Information for all the Employees within the State. These records, which date back to the early 1980’s, are all stored in the EDM system. The Revenue Administration uses a HighVIEW EDM System to manage the Estate Taxes Received each fiscal year, along with their corresponding required documentation. This is used in the processing of the required tax payment for each Estate; and The General Accounting Division uses a HighVIEW EDM to process large mainframe generated reports to provide additional useful metrics to the users on the data within. This allows the users to create enhanced, detailed monthly reports on the General Accounting activities.

Under the previous contract the cost was \$197,354/year. Under this proposed award, the contractor has proposed hourly rates in accordance with its GSA schedule rates. Accordingly, given comparable rates for similar services, established GSA prices, and the contract's sole-source nature, this price is determined to be fair and reasonable.

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

- Fund Source:*** 100% Special Funds (Unclaimed Property)
- Approp. Code:*** E00A1002
- Resident Business:*** Yes
- MD Tax Clearance:*** 26-0696-0100

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: Paul Dickman 301-429-7697
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**43 -IT. INFORMATION TECHNOLOGY
*Department of Housing and Community Development***

Contract ID: Housing Assistance Fund Data Retention; *S00B6600050*; *CTR026032*
ADPICS No.: S00B6600050

Contract Description: License and support for Maryland Housing Assistance Fund (HAF) Program system in order to access the data housed within for five years following the conclusion of the HAF Program to comply with federal audit requirements.

Award: HOTB Software Solutions LLC; Irvine, CA

Contract Term: 06/04/2026* - 10/29/2031 (**Or earlier upon BPW approval*)

Amount: \$685,000

Procurement Method: Sole Source (Proprietary)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: N/A

Requesting Agency Remarks: DHCD, through its Community Development Administration (“CDA”) is currently under contract for management of the federally funded Housing Assistance Fund (“HAF”) program which was created under the American Rescue Plan Act of 2021. The HAF Program includes approximately \$248,500,000 in total funding. To facilitate the HAF program, the contractor subcontracted with another company, HOTB Software Solutions, LLC, to license a data portal for use throughout the duration of the contract. The data accessed through this portal is a portfolio of approximately 42,000 files containing grant, loan, and demographic information of recipients.



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43-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

The HAF Program is scheduled to complete winding down by September 30, 2026. To comply with federal auditing requirements, DHCD must maintain license and support for Maryland HAF Program system in order to access the data housed within for five years following the conclusion of the HAF Program. DHCD explored the possibility of extracting the raw data from the system and utilizing state personnel to manually untangle it for use as needed, but ultimately determined that this was not in the best interest of the state due to the impracticability and expense of such a project.

HOTB is the developer and only vendor capable of providing maintenance and technical support to their software and they do not resell the software to third parties.

If DHCD were to generate its own system and maintain it in-house, it would likely need to dedicate one of its Database Administrators and/or System Administrators to the project full-time. The average salary of these classifications is \$130,000 - \$140,000 annually.

For building a custom portal and administering it internally, DHCD would additionally need to engage software developer contractors and estimated the cost of this to be approximately \$105,000 per year. The migration of the data from external to internal, mapping it and providing assistance in making sure the content is properly linked would require a consultant which would likely cost \$120 - \$150 per hour as an average industry rate for the contractor to help migrate, map data fields, and assist in developing an in-house portal that is comparable to the existing system. Migrating the system would incur many labor hours due to the complexity of recreating the portal. The annual cost to handle this internally would exceed the cost of maintaining it at the current location, and would provide additional strain on resources. DHCD finds the pricing to be fair and reasonable, as the salary of a System's Administrator alone would come to \$700,000 over five years.

MBE participation was not established because there are no subcontracting opportunities available because this is proprietary software.

Fund Source: 100% Federal Funds

Approp. Code: A2503

Resident Business: No ***MD Tax Clearance:*** 26-0910-0000

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
May 20, 2026**



*Contact: Nick Olson 410-260-7124
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44-IT. INFORMATION TECHNOLOGY
Comptroller of Maryland

Contract ID: Intelligent Forms Processing Software Maintenance; *E00B6600023*
ADPICS No.: E00B6600023

Contract Description: Intelligent forms processing (IFP) software maintenance and defect support.

Award: IBM Corporation; Baltimore, MD

Contract Term: 07/08/2026 - 07/07/2027

Amount: \$226,207

Procurement Method: Sole Source (*Proprietary*)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: IBM Corporation is the developer of the software and retains the proprietary and copyright privileges associated with the software. They are the only vendor that can provide the requested software maintenance and support. The system uses imaging technology to scan and interpret tax return information for processing by the Tax Administration System and stores images of the return electronically. The Tax System is driven by IBM's IFP software.

Pricing for the intelligent forms processing (IFP) software maintenance and defect support is not available on a GSA schedule for a comparison. The agency reviewed the software products being supported and will pay the same price as the previous three contracts. Based on the product and services provided, the price has been determined to be fair and reasonable.

MBE Participation was not established for this contract because there are no subcontracting opportunities available.



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44-IT. INFORMATION TECHNOLOGY (cont'd)

Fund Source: 100% General Funds

Approp. Code: E00A0401

Resident Business: Yes

MD Tax Clearance: 26-0594-0101

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: Christina Kuminski 410-317-8242
christina.kuminski@maryland.gov*

45-IT-OPT. INFORMATION TECHNOLOGY OPTION
Department of Budget and Management

Contract ID: Pharmacy Benefit Management Reverse Auction Platform and Professional Services; F10B1600033

ADPICS No.: F10B1600033

Contract Approved: DGS 21- IT, 06/21/2023

Contract Description: Technology platform and associated professional services necessary to conduct the Pharmacy Benefit Management (PBM) reverse auction. The technology platform shall have the capability to conduct an online reverse auction, reprice historical claims, and produce an automated report that compares the cost of each PBM bid within a 48-hour time period for each round of bidding.

Option Description: Exercise the first renewal option.

Award: Milliman, LLC; Chicago, IL

Original Contract Term: 07/01/2023 - 06/30/2026 (w/four 1-year renewal options)

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

Original Contract Amount: \$2,496,400

Option Amount: \$823,680

Prior Options/Mods: \$0 (Clerical error due to eMMA to FMIS effective 9/1/23; Novation agreement letter dated 03/06/2024- reassigned to Milliman, Inc. from Skysail Concepts LLC dba Skysail Rx Delegated Authority DBM - 08/22/2023)

Total Contract Amount: \$3,320,080

Percent +/- (This Item): 32.99%

Total Percent Change: 32.99%



**DEPARTMENT OF GENERAL SERVICES
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45-IT-OPT. INFORMATION TECHNOLOGY OPTION (cont'd)

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: This contract is a result of the State Health and Welfare Benefits Program - Maryland Competitive Pharmacy Benefits Manager Marketplace Act which states that the Department of Budget and Management (DBM) shall conduct the Pharmacy Benefit Management (PBM) reverse auction. After the PBM award and upon the PBM services effective date, the selected vendor shall perform a claim-by-claim review of each PBM invoice and identify any deviations from the terms of the PBM contract agreement. This review process is intended to be the basis for invoice payments to the PBM.

There is no MBE or VSBE participation because 2020 House Bill 1150 prohibits subcontracting.

Fund Source: 100% Reimbursable (Health Insurance Premiums)

Approp. Code: F10A0202

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: Kareen Davis 410-767-7572
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**46-M. MAINTENANCE CONTRACT
*Department of Juvenile Services***

Contract ID: Janitorial Services -Department of Juvenile Services; *CTR025718*
ADPICS No. 001B6600293

Contract Description: Janitorial services for the Maryland Department of Juvenile Services located at five facilities across Western Maryland, Green Ridge Youth Center (GRYC),; Victor Cullen Center (VCC),; Western Maryland Children’s Center (WMCC),; Cumberland Office, and Hagerstown Office.

Award: Horizon Goodwill Industries, Inc.; Hagerstown, MD

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

Amount: \$3,612,533.24

Procurement Method: Preference Provider (Community Service Provider)

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: Horizon Goodwill Industries, Inc.; is a Community Service Provider under the Employment Works Program pursuant to COMAR 21.11.05. Pricing for this contract was approved and certified as fair market value by the Pricing and Selection Committee on March 26, 2026. Horizon Goodwill Industries, Inc. has confirmed the contract price and accepted the terms and conditions. The majority of supplies to support this contract will be purchased through BISM.

Fund Source: 100% General Funds

Approp. Code: 0813

Resident Business: Yes

MD Tax Clearance: 26-0988-0111

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

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

Contract ID: Unarmed Uniformed Guard Services – Howard County Department of Social Services; CTR025985
ADPICS No. 001B7600001

Contract Description: Unarmed uniformed guard services for the Howard County Department of Social Services, 9780 and 9790 Patuxent Woods Drive in Columbia.

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

Contract Term: 07/01/2026 - 06/30/2027 (w/one 1-year renewal option)

Amount: \$116,735.00 (Base)
\$118,732.32 (Renewal Option #1)
\$235,467.32 Total

Procurement Method: Preference Provider (Community Service Provider)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: FDSS Services, LLC; White Marsh, MD, is a Community Service Provider, under the Employment Works Program pursuant to COMAR 21.11.05. Pricing for this contract was approved and certified as fair market value by the Pricing and Selection Committee on March 26, 2026. FDSS Services, LLC has confirmed the contract price and accepted the terms and conditions.

Fund Source: 100% Federal Funds



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47-M. MAINTENANCE CONTRACT (cont'd)

Approp. Code: 0819

Resident Business: Yes

MD Tax Clearance: 26-1028-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 20, 2026**



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

**48-M. MAINTENANCE CONTRACT
*Department of General Services***

Contract ID: Unarmed Uniformed Guard Services – Elkton District Court/Multi-Service Center ;
CTR026593

ADPICS No. 001B760011

Contract Description: Unarmed uniformed guard services for the Elkton District Court in Elkton.

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

Contract Term: 08/01/2026 - 07/31/2029

Amount: \$671,451.28

Procurement Method: Preference Provider (Community Service Provider)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

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

Requesting Agency Remarks: FDSS Services, LLC; White Marsh, MD, is a Community Service Provider, under the Employment Works Program pursuant to COMAR 21.11.05. Pricing for this contract was approved and certified as fair market value by the Pricing and Selection Committee on April 23, 2026. FDSS Services, LLC has confirmed the contract price and accepted the terms and conditions.

Fund Source: 100% General Funds



**DEPARTMENT OF GENERAL SERVICES
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48-M. MAINTENANCE CONTRACT (cont'd)

Approp. Code: 0823

Resident Business: Yes

MD Tax Clearance: 26-1466-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Kareen Davis 410-767-7572
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49 -M-OPT. MAINTENANCE OPTION
Department Of General Services

Contract ID: Janitorial Contract - William Donald Schaefer Tower and Public Defender's Building; CTR013204-3
ADPICS No.: 001B7600020

Contract Approved: DGS 56-M, 06/07/2023

Contract Description: Janitorial services at William Donald Schaefer Tower and Public Defender's Building in Baltimore.

Option Description: Exercise the first renewal option.

Award: Alliance, Inc.; Nottingham, MD

Original Contract Term: 07/01/2023 - 06/30/2026 (w/two 1-year renewal options)

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

Original Contract Amount: \$3,403,593.61

Option Amount: \$1,270,531.95

Prior Options/Mods N/A

Total Contract Amount: \$4,674,125.56

Percent +/- (This Item): 37.33%

Total Percent Change: 37.33%

Original Procurement Method: Preference Provider (Community Service Provider)

Living Wage Eligible: No

MBE/VSBE Participation: 0% / 0%

Performance Security: N/A



**DEPARTMENT OF GENERAL SERVICES
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49 -M-OPT. MAINTENANCE OPTION (cont'd)

Requesting Agency Remarks: Alliance, Inc. is a community service provider under the Maryland Works Program pursuant to COMAR 21.11.05. Pricing for this contract was approved by the Pricing and Selection Committee (PSC) on April 23, 2026.

The Department of General Services is satisfied with Alliance, Inc.'s performance in providing janitorial services for the William Donald Schaefer Tower and the Public Defender's Building. The Department of General Services has determined that it is in the best interest of the State to exercise the first of two renewal options of the contract upon the same terms, conditions, and contract provisions.

Fund Source: 100% General Funds

Approp. Code: 0813

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Wendy Scott- Napier 410-767-4088
wendy.scott-napier@maryland.gov*

**50-LL. LANDLORD LEASE
*Canal Place Preservation and Development Authority***

Recommendation: Approve a renewal lease

Prior Board Actions: DGS Item 31-LL, 04/02/2025

Lessor: Canal Place Preservation & Development Authority,
13 Canal Street, Room 301, Cumberland, Maryland 21502

Lessee: Inner Light Mental Health, LLC (Emily Keiper)
1025 Braddock Road, Cumberland, MD 21502

Property Location: Western Maryland Railway Station, 3rd Floor, Rm 305
13 Canal Street, Cumberland, MD 21502

Space Type: Office Space (356 NUSF)

Lease Type: Renewal Lease (*continued use*)

Lease Term: 07/01/2026 – 06/30/2027

Annual Rent: \$5,133.52 ***Monthly Rate:*** \$427.79

Square Foot Rate: \$14.42/sq.ft

Utilities/Custodial Responsibility: Lessor/Lessee

Termination for Convenience Clause: Yes

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



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50-LL. LANDLORD LEASE (cont'd)

Remarks: Lessee shall occupy and use the Demised Premises for and only for psychiatric mental health, psychotherapy, medication management, and Reiki (pseudoscientific form of energy healing) services. This space includes the dedicated use of one parking space, identified as space #9, located in the area designated as employee parking in the parking lot fronting the Western Maryland Railway Station

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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May 20, 2026



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

51-LL. LANDLORD LEASE
Department of Natural Resources

Recommendation: Approve a lease renewal

Prior Board Action: DGS 15-L, 02/19/1992; DGS 16-L, 02/19/1992 (withdrawn); DGS 6-L, 12/15/1993; DGS 21-L, 11/29/1995; DGS 46-L, 07/31/1996; DGS 37-L, 09/23/1998; DGS 9-L, 02/25/2004; DGS 58-L, 08/11/2004; DGS 10-LL, 10/29/2014 (withdrawn); DGS 11-LL, 12/16/2015; DGS 1-LL-MOD, 10/2/2019; DGS 63-LL, 12/17/2025 (withdrawn); and DGS 53-LL, 01/07/2026

Tenant: Days Cove Reclamation Company, Inc., a Maryland Corporation
 6425 Days Cove Rd., White Marsh, MD, 21162

Lessor: State of Maryland, Department of Natural Resources
 580 Taylor Ave., Annapolis, MD, 21401

Property Location: 113.76 +/- acres
 Gunpowder Falls State Park
 White Marsh, Maryland 21162

Space Type: Rubble Landfill

Lease Type: Renewal (*Continued Use*)

This Term: 05/30/2026 – 12/31/2032 (No Later)

Future Option Term: None

Rent: 12% of gross tipping fees in monthly rent for the Operational Period plus \$150,000 additional consideration across the first three years of this new term. During the Closure Period, a monthly rent based on the then-current rental rate for agricultural lands in Baltimore County as determined by DNR from the Maryland Department of Agriculture statistics for Baltimore County.

Rent Escalation: N/A

Estimated Full Term Rent Value: \$3,300,000.00

Additional Parking Fees: No



**DEPARTMENT OF GENERAL SERVICES
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51-LL. LANDLORD LEASE (cont'd)

Utilities/Custodial Responsibility: Tenant/Tenant

Termination for Convenience Clause: Yes

Procurement Method: Exempt in accordance with State Finance & Procurement, Section 4-318 (4), where the State is the lessor.

Remarks: This is a new lease between DNR and Days Cove Reclamation Company, Inc. which follows a prior lease dated December 16, 2015, as amended on January 7, 2026, with the Amended Lease ending May 29, 2026. This new lease clarifies and confirms the management and accounting practices for handling the Escrow Account to fund the closure, capping, and restoration of the landfill in the final years following an extended operational period. Accounting methods used to prepare the projected Escrow Account budget shall be consistent with Generally Accepted Accounting Principles (“GAAP”) consistently applied. DNR will review the projected budget and supporting documentation with the Maryland Department of the Environment (“MDE”) and a third-party engineering firm engaged by DNR to confirm the Tenant’s projected budget covers all reasonably foreseeable anticipated costs of Closure, Post-Closure and Reclamation at the end of the lease term. In the event that DNR determines that the rate of the accrual of deposits in the Escrow Account are insufficient to cover anticipated costs of Closure, Post-Closure and Reclamation at the end of the Operational Term of the Lease, Tenant shall submit to DNR a plan of payment into the Escrow Account to bring the balance of the Escrow Account to an amount sufficient to complete the anticipated said costs at and after the end of the Operational Term of the Lease. In the event that the Tenant fails to complete Closure, Post Closure or Reclamation obligations strictly in accordance with the terms of this Lease, the Tenant shall be subject to a penalty of \$5,000,000.00. The Operational Period is expected to end no later than December 31, 2029, with an anticipated Closure Period following that of up to three years, ending no later than December 31, 2032. The lease prohibits sub-leasing. Upon satisfactory completion, the area is expected to provide additional public recreational opportunities, such as hiking and biking trails, as part of Gunpowder Falls State Park.



**DEPARTMENT OF GENERAL SERVICES
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51-LL. LANDLORD LEASE (cont'd)

Climate/Sustainability: DNR shall engage a third-party engineering firm to regularly assess progress considering all environmental and regulatory factors with regard to the plans, specifications and timelines developed, together with the Tenant's projected budget, toward meeting the Operational Term end date and other conditions of this agreement, Closure, Post-Closure and Reclamation costs and remaining airspace in the Premises.

This Item was withdrawn as Item 46-LL from the 05/06/26 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
May 20, 2026**



*Contact: Wendy Scott- Napier 410-767-4088
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**52-LT. TENANT LEASE
*Department of Human Services***

Recommendation: Approve a renewal lease

Lessee: Maryland Department of Human Services

Lessor: Bunker Hill II, L.L.C.
305 West Newport Pike, Wilmington, DE 19804

Property Location: 106 E. Main Street, Suite 2, Elkton, MD 21921

Space Type: Office (5,910 NUSF)

Lease Type: New (*continued use*)

This Term: 10/01/2026 – 09/30/2036 (w/ standard 6-month holdover)

***Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):*** 10/01/2036 – 09/30/2041

Annual Rent Office: \$128,542.50 ***SF Rate:*** \$21.75/sq. ft.

Rent Escalation: \$21.75/sq. ft. for Lease Years 1-5, \$23.11/sq. ft. for Lease Years 6-10

Estimated Full Term Value: \$1,325,613.00

Additional Parking Fees: No

Fund Source: 49% General 51% Federal

Appropriation Code: FIA N00G0002 7B11 1351 G0010

Utilities/Custodial Responsibility: Lessee/Lessee

*Utility and Custodial expenses will be paid directly by the Lessee (Tenant agency) under a separate contract.

Termination for Convenience Clause: Yes



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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52-LT. TENANT LEASE (cont'd)

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

Remarks: This space has been occupied by the Maryland Department of Human Services/WISH Program (DHS/WISH) since 2016 for office administration. The Lease includes 25 use-in-common parking spaces at no additional cost to the Agency.

Climate / Sustainability: As part of this lease, the landlord will provide carpet and paint and install digital programmable thermostats.

Resident Business: Yes

MD Tax Clearance: 26-0041-0000

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
May 20, 2026**



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

**53-LT. TENANT LEASE
*Department of Public Safety & Correctional Service***

Recommendation: Approve a renewal of an intergovernmental parking lease

/

Prior Board Action: DGS 10-LT, 01/22/2014

Lessor: Mayor and City Council of Baltimore City
200 N. Holliday Street, Room 304, Baltimore, MD 21202

Lessee: Department of Public Safety & Correctional Service

Property Location: 406 E. Eager Street, Baltimore, Maryland, 21202

Space Type: Surface Parking Lot (103 Spaces)

Lease Type: New (*continued use*)

Term: 07/01/2026 - 06/30/2029 (w/ standard 6-month holdover)

Future Lease Renewal to be negotiated

in accordance with COMAR 21.05.05.02 (D): 07/01/2029 – 06/30/2030
07/01/2030 – 06/30/2031

Annual Rent: \$25,461.60 ***Rate/Month:*** \$20.60 Per Space / \$2,121.80 Per Month

Rent Escalation: N/A

Estimated Full Term Rent Value: \$76,384.80

Fund Source: 100% General

Appropriation Code: PCA V9110

Utilities/Custodial Responsibility: Lessee/Lessee

Termination for Convenience Clause: Yes



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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May 20, 2026**



53-LT. TENANT LEASE (cont'd)

Procurement Method: Intergovernmental Lease - Exempt from the procurement methods required by State Finance and Procurement Article ("SFP") Division II and COMAR in accordance with SFP §11-203(a)(2), §4-318(1), and COMAR 21.01.03.01.A(4)

Remarks: The Department of Public Safety & Correctional Service, Pretrial Detention and Services has used this property for parking in Baltimore since 2014. There are no annual escalations.

Climate/Sustainability: N/A (Intergovernmental Parking Lease)

Resident Business: Yes

MD Tax Clearance: 25-1152-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION