

Board of Public Works

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May 6, 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
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*Contact: Jason Keppler 410-841-5864
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**1. DEPARTMENT OF AGRICULTURE
*Maryland Agricultural Cost-Share Program - Grants***

Recommendation: That the Board of Public Works approve funding for 10 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: \$133,900

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	Grantee
RS-2026-2413-R	\$6,100	Baltimore	John W. McGinnis
PA-2026-2534-SF	\$4,600	Calvert	Matthew P. Tettimer
MP-2026-2619	\$27,400	Carroll	Baughner Enterprises, Inc.
MP-2026-2274	\$16,200	Frederick	Terry Lee Shifflet
MP-2026-2277	\$10,500	Frederick	Terry Lee Shifflet
AT-2026-2618	\$28,300	Harford	Jeffrey D. Wilson
CR-2026-2589-P	\$19,800	Talbot	Wise Holdings, LLC
CH-2026-2613-R	\$15,800	Talbot	Wye Mills Farm Limited Partnership
UP-2026-2596	\$3,200	Washington	Dorothy Louise Clark
UP-2026-2597	\$2,000	Washington	Dorothy Louise Clark

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

Recommendation: That the Board of Public Works approve reverting the balances on 18 completed or canceled projects under the Maryland Agricultural Cost-Share Program.

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

Amount: \$134,090.57

1. 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
RS-2026-2256-SF	\$600.00	Baltimore	Kelly Hogan	Canceled
RS-2026-2257-SF	\$1,800.00	Baltimore	Kelly Hogan	Canceled
RS-2025-2681	\$13,062.50	Carroll	Keymar Farms, LLC	Completed
MP-2026-2076	\$6,359.00	Carroll	Keyterra Farms, LLC	Completed
MP-2025-2870	\$6,036.56	Carroll	Snader Farms, Inc.	Completed
RS-2025-2719	\$8.00	Carroll	Thomas E. Cole	Completed
MP-2025-2701-C	\$19,816.51	Carroll	Wooden Hill Farms, LLC	Completed
MP-2025-2914	\$2,600.00	Frederick	Terry Lee Shifflet	Canceled
MP-2025-2915	\$19,900.00	Frederick	Terry Lee Shifflet	Canceled
AT-2026-2070-SF	\$1,223.41	Garrett	Charles E. Custer	Completed
SA-2025-2916	\$5,832.99	Kent	Kent B Schools	Completed
CH-2025-2679	\$5,964.27	Queen Anne's	Brady Schillinger	Completed
CH-2026-2232-P	\$1,423.02	Queen Anne's	Madison M. G. Quillen	Completed
AT-2025-2754	\$8,106.22	St. Mary's	Richard I. Hayden, Sr	Completed

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2. DEPARTMENT OF AGRICULTURE (cont'd)

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

Agreement #	Amount	County	Recipient	Status
MP-2024-2677	\$16,517.60	Carroll	Blaine A. Harman	Completed
MP-2025-2927	\$16,183.31	Carroll	Snader Farms, Inc.	Completed
PA-2025-2837	\$1,825.00	Howard	Clover Luck Stables, LLC	Completed
UP-2022-2131	\$963.22	Washington	Double K Farm	Completed

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
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ACTION AGENDA
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*Contact: Rachel Hershey 410-260-7724
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**3. BOARD OF PUBLIC WORKS
*Debarment: Aaron S. Bell***

Recommendation: That the Board of Public Works debar Aaron S. Bell from being considered for the award of, being awarded, or performing, directly or indirectly, a contract with the State for a period of five years.

Authority: Sections 16-203 and 16-304(e), State Finance & Procurement Article, Annotated Code of Maryland; Code of Maryland Regulations (“COMAR”) 21.08.04.01 and 21.08.04.02.

Remarks: Mr. Bell is subject to debarment under Section 16-203(a)(1), State Finance & Procurement Article, Annotated Code of Maryland, which states that a person is subject to debarment from contracting with the State if a person, an officer, partner controlling stockholder, or principal of that person or any other person substantially involved in that person’s contracting activities has been convicted under the laws of the State...of: (i) a criminal offense incident to obtaining, attempting to obtain, or performing a public or private contract....”

According to a complaint filed by the Office of Attorney General, Mr. Bell, as chief operating officer and at times the controlling shareholder of ASB 2 Enterprises, Inc., falsified and forged a certificate of insurance and performance bond required for a snow removal contract in 2020 with the Maryland Department of Transportation Maryland Transit Administration. The complaint states he also falsified and forged a certificate of insurance required for a bird dropping removal contract with the Maryland Transit Administration in 2023 by changing required insurance types and amounts, according to the complaint. After a routine screening by MDOT revealed the insurance certificate was not valid, Bell submitted a second insurance certificate lacking the required insurance amount. When the second certificate was rejected, Bell submitted a third certificate with the missing coverage forged onto the certificate. MDOT denied ASB 2 Enterprises, Inc., the contract and referred Bell and ASB 2 Enterprises for criminal investigation. In connection with this conduct, Bell pled guilty in Baltimore City Circuit Court to two criminal violations of Section 11-205.1(a)(3), State Finance & Procurement Article, Annotated Code of Maryland for using a false writing or document that contained a false or fraudulent statement in connection with a procurement contract. The Board approved initiating debarment proceedings against Mr. Bell on March 4, 2026 (Secretary’s Agenda, Item 4).

Public Notice: As required by State Fin. & Procurement Article, Section 16-304(a), Mr. Bell was notified of his debarment and that he could request a hearing. Mr. Bell did not request a hearing. A person subject to debarment who does not timely request a hearing waives the right to a hearing and is debarred, pursuant to COMAR 21.08.04.02.A. Accordingly, Mr. Bell is debarred for failure to request a hearing.

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3. BOARD OF PUBLIC WORKS (continued)

Duration: The Office of the Attorney General recommends debarment for a period of five years.

Final Decision: This item represents the Board's final decision on Mr. Bell's debarment per COMAR 21.08.04.03. An affirmative Board vote on this final decision will also render Bell's firm's debarred to the same extent as Bell, per State Fin. & Procurement Article, Section 16-307 and COMAR 21.08.03.04, and result in a debarment notice to his firm with a copy of this item.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
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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 dredging and filling in the navigable waters of Maryland.

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

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

TALBOT COUNTY

24-1239 TOWN OF EASTON – To provide public access to the Tred Avon River by mechanically maintenance dredging an area, depositing dredged material at an approved disposal site, providing periodic maintenance dredging for six years, constructing and backfilling replacement timber bulkhead, constructing a concrete boat ramp, and constructing a timber pier with finger piers and mooring piles.

Easton, Tred Avon River

Special conditions: Time of year restriction. Requirements for dredge material transport and disposal, maintenance dredging, staking the area to be dredged, post dredge bathymetric survey, and onshore sanitary facilities. Restrictions on discharge of sanitary wastewater and boat maintenance.

25-1066 LONG POINT PRESERVE LLC – To control shoreline erosion by constructing sand containment sills, filling and grading with sand, planting marsh vegetation, and constructing stone edging.

Oxford, Tred Avon River

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

Wetlands Created: 43,740 square feet

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

5. BOARD OF PUBLIC WORKS

***Wetlands License - #25-0854 – Choptank Electric Cooperative, Inc
Compensation***

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

- (1) grant a wetlands license for a project involving horizontal directional drilling under State tidal wetlands and placing a conduit below Monie Creek; and
- (2) assess annual compensation of \$5,700 to be deposited into the MDE’s Wetlands and Waterways Program Fund.

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

- Application received September 30, 2025
- Comment period closed March 15, 2026
- MDE Report and Recommendation received April 14, 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 horizontally directional drill (HDD) a 570 linear foot tunnel below Monie Creek and install an 8-inch conduit with carrier pipes containing three electrical transmission lines and one telecommunication line. Compensation is due for the lines with the Wetlands Administrator recommending annual compensation of \$5,700 calculated as follows:

570 linear feet x 4 cable lines x \$2.50 per linear foot* of tidal wetland impact = \$5,700.00

*COMAR 23.02.04.12.E(4)

SOMERSET COUNTY

25-0854 *CHOPTANK ELECTRIC COOPERATIVE, INC* – To improve electrical and telecommunications service by horizontally directionally drilling under State tidal wetlands and installing a conduit with transmission and telecommunication lines.

Mount Vernon, Monie Creek

Special conditions: Time of year restriction. Requirements for annual compensation fee for cable crossing State tidal wetlands, coordinating with the Department of Natural Resources, following guidelines in Horizontal Directional

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5. BOARD OF PUBLIC WORKS (continued)

SOMERSET COUNTY (continued)

Drilling (HDD) Good Practices Guidelines 4th Edition, contacting United States Coast Guard, Fifth Coast Guard District, providing current geotechnical data, 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, protocol for an inadvertent release of drilling fluid or a pollution event, if the Licensee transfers ownership of this pipeline, providing the Wetlands Administrator and MDE's Water and Science Administrator with water source and disposal information prior to testing of the gas line, and obtaining approval from Department of Natural Resources prior to removing, trimming, or planting trees. Restrictions on discharging runoff.

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

6. BOARD OF PUBLIC WORKS

***Wetlands License -- #25-0807 – South Baltimore Gateway Partnership
Mitigation***

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

1. Grant a tidal wetlands license to remove an existing pier and dock, construct a public trail, a wood and gravel sand containment structure, filling and grading with sand and gravel, planting marsh vegetation, add woody debris, construct a gravel shoreline, repairing and upgrading existing pier decks, constructing a stone revetment, and
2. Require mitigation in the amount of \$173.60 for impacts to open water resulting from the revetment.

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

- Application received September 12, 2025
- Public comment period ended March 15, 2025
- MDE Report and Recommendation April 8, 2026

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

Mitigation: Constructing a stone revetment will result in permanent impacts to 70 square feet of open water. MDE recommends that the licensee mitigate for the open water at a 1:1 ratio (COMAR 23.02.04.11.B) by paying \$173.60 into the MDE Tidal Wetlands Compensation Fund, calculated as follows:

$$70 \text{ square feet of impact} \times \$2.48 \text{ per square foot} = \$173.60$$

*Based on \$108,000/acre mitigation cost

BALTIMORE CITY

25-0807 ***SOUTH BALTIMORE GATEWAY PARTNERSHIP*** – To provide public access to the waterfront, resiliency and protection from erosion, enhance aquatic habitat, and improve water quality by removing an existing pier and dock, constructing a public trail, a wood and gravel sand containment structure, a gravel shoreline, filling and grading with sand, planting marsh vegetation, repairing and upgrading existing pier decks, and constructing a stone revetment.

Baltimore, Patapsco River

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6. BOARD OF PUBLIC WORKS (continued)

BALTIMORE CITY (continued)

Special conditions: Requirements for marsh establishment area, signing and acceptance of marsh maintenance plan, design and construction of revetment, and payment into Tidal Wetland Compensation Fund. Restrictions on use of asphalt rubble in revetment.

Area of Wetlands Created: 6,400 square feet

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Contact: Wesley Gould 410-260-8812
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7. **DEPARTMENT OF NATURAL RESOURCES**
Shoreline Conservation Service

Recommendation: That the Board of Public Works approve a lien release for one shore erosion control project.

Authority: Section 8-1007, Natural Resources Article, Annotated Code of Maryland; DNR Policy and Procedure for Shore Erosion Control Capital Grant and Loan Projects.

Anne Arundel County

Borrower: Nicholas S. & Pauline G. Demas
Project ID: Demas, NS & PG / SEC 06-91
Prior Approval: Secretary's Agenda Item 19 (9/1/1993)
Location: Fairhaven-on-the-Bay, Anne Arundel County
Description: Construction of 111.1 linear feet of stone revetment with flankwall protection
Loan Amount: \$45,100
Loan Term: 25 Years
Fund Source: Revolving Loan Fund (FY-93-03.30.01.03.005.002)

Remarks: The lien release will be recorded in the Land Records for Anne Arundel County. The loan has been fully paid off.

BOARD OF PUBLIC WORKS

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Contact: Wesley Gould 410-260-8812
wesley.gould@maryland.gov

8. **DEPARTMENT OF NATURAL RESOURCES**
Shoreline Conservation Service

Recommendation: That the Board of Public Works approve a lien release for one shore erosion control project.

Authority: Section 8-1007, Natural Resources Article, Annotated Code of Maryland; DNR Policy and Procedure for Shore Erosion Control Capital Grant and Loan Projects.

Kent County

Borrower: Cora C. and Theodorus V. W. Cushny
Project ID: Cushny, TV/CC / SEC 11-89
Prior Approval: Secretary's Item 28 (5/8/1991)
Location: Chesapeake Bay near Rock Hall, Kent County
Description: Construction of 190 linear feet of stone revetment.
Loan Amount: \$59,000
Loan Term: 25 Years
Fund Source: Waterway Improvement
(FY 91-03.30.01.02.004.002)

Remarks: The lien release will be recorded in the Land Records for Kent County. The loan has been fully paid off.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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*Contact: Vinnie John 443-885-3066
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**9. 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 1-year renewal option)

Rent: 60 beds with annual rent of \$1,000,000 with a 3.0% annual escalator
\$ 999,000 (Base Term)
\$1,029,000 (Option Year)
\$2,028,000 (Total)

Remarks: This new lease is providing 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 were 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.

The 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 MSU'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.

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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9. MORGAN STATE UNIVERSITY (continued)

Board of Regents: The Morgan State University Board of Regents approved this action at the May 5th, 2026 regular meeting.

Fund Source: Auxiliary (Unrestricted)

Resident Business: Yes

MD Tax Clearance: 26-1668-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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*Contact: Vinnie John 443-885-3066
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**10. 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 3-year renewal options)

Rent: 254 beds with annual rent of \$3,600,000 with a 3.5% annual escalator
\$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: 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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10. MORGAN STATE UNIVERSITY (continued)

Board of Regents: The Morgan State University Board of Regents approved this action at the May 5th, 2026 regular meeting.

Fund Source: Auxiliary (Unrestricted)

Resident Business: No

MD Tax Clearance: 26-1669-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

Recommendation: That the Board of Public Works approve the Attorney General’s proposal to include a contingent fee provision in a contract for Assistant Counsel. This contract would compensate an external law firm with a portion of the monetary recovery, if any, that the State receives in the racial discrimination investigation and, if appropriate, litigation against a digital platform company operating in Maryland.

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

Contractor: Outten & Golden LLP
Washington, DC 20005

Contract Description: Assistant Counsel – Racial Discrimination in Employment. The contract is for Assistant Counsel to the Attorney General, pursuant to Section 6-105(b), State Government Article, Annotated Code of Maryland, with approval from Governor Moore, by letter dated April 14, 2026.

Amount: The Contractor will be paid for services rendered under this Contract on a contingent fee basis. The Contractor will receive attorney’s fees for the sums recovered on 22.5% of all monies actually paid to the State through settlement, judgment or otherwise, at any stage of the matter, including monies paid in response to a final judgment.

Remarks:

Background about the civil rights investigation:

The digital platform company. The gig economy is an increasingly important source of income for low-income workers, especially workers of color, or those who face barriers in more traditional employment. An international app-based company that contracts with gig workers in Maryland uses an overly broad criminal background check policy to screen potential jobseekers. This background check policy may disproportionately bar people of color from work opportunities in violation of state anti-discrimination laws.

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11. OFFICE OF THE ATTORNEY GENERAL (continued)

Remarks (continued):

Claims. The app-based company uses a criminal background check policy that identifies a broad list of convictions as barriers to employment. The policy does not appear to include any temporal limitations for the consideration of some convictions, likely resulting in a blanket ban on employment for some people with very old convictions. People with convictions for some minor offenses in the past seven years, including drug offenses, may also be ineligible for employment. The company does not appear to conduct an individualized assessment as required by the law.

These exclusions disproportionately impact Black jobseekers in Maryland, where the Black/white disparity for crime conviction is approximately two to one, and the disparity for incarceration is approximately five to one. The policy does not appropriately consider whether these exclusions are relevant to the positions and a business necessity, as required by state law. There are less restrictive alternatives that will protect the interests of the app-based company and its customers.

Employment discrimination is a complex area of the law and investigation and litigation of cases of this magnitude require expertise and resources. The case will involve extensive discovery and statistical and human resource experts.

Maryland. The State of Maryland has an obligation to protect its workforce, including gig workers, from unfair discrimination. Maryland expressly includes independent contractors in its anti-discrimination employment laws. The company's policy may unfairly exclude people of color from gainful employment in violation of Maryland's anti-discrimination laws.

Assistant Counsel Contract:

The law firm listed above as a contractor was selected to serve as Assistant Counsel to the Attorney General, pursuant to State Government Article, Section 6-105(b), for purposes of an investigation into racial discrimination in employment and, if appropriate, litigation against the company. As required by the statute, the Attorney General sought prior approval from Governor Moore to procure the services of Assistant Counsel. Governor Moore approved the Attorney General's request by letter dated April 14, 2026. Compensation under the contract is by a contingent fee.

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

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11. OFFICE OF THE ATTORNEY GENERAL (continued)

Remarks (continued):

Counsel Selection. Outten & Golden LLP was selected to work with the Office of the Attorney General’s Civil Rights Division in this matter in a non-competitive process due to the firm’s expertise and experience in conducting research needed to identify the discriminatory practices and its long record of success in similar litigation cases. Outten & Golden LLP is one of the country’s leading firms litigating and settling criminal history lawsuits in the employment context.

Fee Arrangement. The Attorney General seeks to compensate Contractor on a contingent fee basis, with a percentage of recovery as described above in the Amount field. This arrangement is similar to the fee schedules in other Assistant Counsel contingent-fee contracts approved by the Board of Public Works. If the State elects not to pursue or is not successful in the litigation, the law firm will not be entitled to any compensation from the State. The contract includes a “most favored nation” clause, which will require the firm to match any lower fee schedule it provides to any other plaintiff against the company that is related to employment discrimination.

Fund Source: Litigation Recovery

Resident Business: No

Tax Compliance Number: TBD prior to any payment

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

REVISED

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
May 6, 2026**



Contact: Gary McGuigan 410-223-4118
gmcguigan@mdstad.com

**12. MARYLAND STADIUM AUTHORITY
*Redevelopment of Maryland Racing Facilities
Construction Services***

Contract ID: MDR-002-GMP

Recommendation: Approve the award of Guaranteed Maximum Price (GMP) Package #7 for the Redevelopment of Maryland Racing Facilities Project

Contractor: Clark Construction Group, LLC.
145 West Ostend Street, Suite 100
Baltimore, MD 21230

Prior Approvals: Secretary’s Agenda 19 (October 2, 2024)
Secretary’s Agenda 14 (May 7, 2025)
Secretary’s Agenda 15 (July 16, 2025)
Secretary’s Agenda 14 (September 10, 2025)
Secretary’s Agenda 12 (November 5, 2025)
Secretary’s Agenda 24 (December 17, 2025)
Secretary’s Agenda 21 (February 18, 2026)

Project: Redevelopment of Maryland Racing Facilities

Bid Package Description: GMP Package #7: Outdoor LED boards, food service equipment, and laundry equipment

Contract Description: Professional Services – Construction

Procurement Method: Competitive Sealed Proposals

Pre-Construction Amount: \$ 889,750
GMP Package #1: \$ 14,309,959
GMP Package #2: \$ 7,503,012
GMP Package #3: \$ 25,607,801
GMP Package #4: \$ 26,670,728
GMP Package #5: \$ 43,701,878
GMP Package #6: \$ 61,200,241
GMP Package #7 (this Item): \$ 3,930,574

Revised Amount: \$183,813,943

Original Term: 10/2/2024 – 12/31/2027

REVISED

**BOARD OF PUBLIC WORKS
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12. MARYLAND STADIUM AUTHORITY (continued)

MBE Participation (this Item): 7.01%
MBE Sub-goals: 8% African-American; 11% Women-Owned

MBE Compliance (Construction Services): 27.74%

Remarks: The Board of Public Works approved the contract with Clark Construction Group, LLC (“Clark”) for pre-construction services at its meeting on October 2, 2024 (Secretary’s Agenda Item 19), GMP #1 on May 7, 2025 (Secretary’s Agenda Item 14), GMP #2 on July 16, 2025 (Secretary’s Agenda Item 15), GMP #3 on September 10, 2025 (Secretary’s Agenda Item 14), GMP #4 on November 5, 2025 (Secretary’s Agenda Item #12), GMP #5 (Secretary’s Agenda Item #24) on December 17, 2025, and GMP #6 (Secretary’s Agenda Item #21) on February 18, 2026. The Authority represented that it would return with a recommendation to enter into a Guaranteed Maximum Price contract for construction services if the performance of the preconstruction services is satisfactory and an acceptable price is negotiated.

The procurement process for this GMP occurred as follows:

On February 25, 2026, Clark advertised bid packages for work related to the construction of the outdoor LED boards, food service equipment, and laundry equipment in the following publications/services: eMaryland Marketplace Advantage, MSA’s website, Clark’s website, Maryland Washington Minority Companies Association (MWMCA) website and via direct solicitation.

On March 3, 2026, Clark hosted a virtual Trade Contractor Outreach Event and site walk at Pimlico. The event was open to the public and allowed trade contractors interested in the packages being procured under this advertisement, as well as future GMP packages, to obtain information specific to the project’s scope and schedule and to participate in a site walk of the Pimlico Racing Facility.

On March 18, 2026, competitive sealed trade contractor bids were received and opened using Clark’s online bidding system (BuildingConnected) for the following packages: outdoor LED boards, food service equipment, and laundry equipment.

Clark has demonstrated good faith effort to satisfy the MBE overall goal of 35% as well as the subgoals of 8% African American and 11% Women Owned business established for the Project.

Authority: Chapter 590 Acts of 2022 codified in part in Title 10 subtitle 6 of Economic Development Article, Annotated Code of Maryland.

Fund Source: The Racing and Community Development Financing Fund (Economic Development Article Section 10-628(c)(1)(vii)) Taxable Revenue Bonds (Pimlico Improvements Project) Series 2025

BOARD OF PUBLIC WORKS
SECRETARY'S
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REVISED

12. MARYLAND STADIUM AUTHORITY (continued)

Tax Compliance No.: 26-1533-1110

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
May 6, 2026**



*Contact: Jonathan Dobry 240-895-3346
jadobry@smcm.edu*

**13. 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 Phase 2 of the purchase and installation of ADA door operators for handicap access to Prince George’s Hall.

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

Procurement Method: Simplified Procurement

Proposals:

<i>Firm</i>	<i>Financial Proposal</i>	<i>Overall Ranking</i>
Superior Structures LLC, La Plata MD	\$59,965.00	1
PBI Commercial, Hunt Valley MD	\$62,829.00	2
Sorenson Gross Company, Tysons Corner VA	\$67,300.00	3

Award: Superior Structures, LLC

Amount: \$59,965

Fund Source: MCCBLs 2024 and 2025; Maryland Department of Disabilities
MCCBL 24-171 - \$24,202.00; MCCBL 25-153 - \$35,763.00

Remarks: The Department of Budget and Management approved the use of obligation bond proceeds by the Maryland Department of Disabilities. The Maryland Department of Disabilities has approved \$84,000 in proceeds to go towards Phase 2 of the ADA project for Prince Georges Hall entry access improvements. All procurements conform to the *St. Mary’s College of Maryland Procurement Policies and Procedures*.

Resident Business: Yes

MD Tax Clearance: 26-1643-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
May 6, 2026**



*Contact: Sharon Skarda 410-238-5822
sharon.skarda@maryland.gov*

**A1. MARYLAND STATE POLICE
*Aviation Command***

Contract Title: Radar Receiver/Transmitter (R/T) – AW139 Helicopter Parts
eMMA # CTR026537 – ADPICS # W00P6601567

Contract Type: Commodity

Contract Description: Aircraft On Ground (AOG) – Radar R/T exchange for a repaired unit on Aircraft # N383MD / SN: 41289

Procurement Method: Emergency

Bids: AgustaWestland Philadelphia Corp. – AWPC Philadelphia, PA \$125,149.63
Precision Aviation Group (PAG) aka Precision Heliparts, Atlanta, GA, \$165,000.00
Honeywell Aerospace Technologies, Minneapolis, MN \$197,629.61

Award: AgustaWestland Philadelphia Corp.

Amount: \$125,149.63 – Billback is subject to change depending on the condition of the core once received.

Term: One Time Purchase

Date Emergency Declared: 4/2/2026

Contract Award Date: 4/7/2026

Date Emergency Reported: 04/17/2026

MBE / VSBE Participation: 0% / 0%

Fund Source: 80% Special (MEMSOF); 20% General

Appropriation Code: W00A0104

Remarks: Nature of Emergency: On Thursday, April 2, 2026, MSPAC Helicopter N383MD was performing ground run checks, which are required to be completed satisfactorily before the aircraft could be returned to service. Following ground checks, an inspection of the Radar R/T

**BOARD OF PUBLIC WORKS
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May 6, 2026**

A1. MARYLAND STATE POLICE (continued)

Remarks (continued):

(Receiver/Transmitter) was conducted and found to be unairworthy. The Radar R/T is a critical helicopter component responsible for the dual purpose system, combining high-definition weather detection with advanced search and surveillance capabilities. The Radar R/T not working properly will prevent the detection of hazardous weather cells, provide the inability to detect terrain or severe weather in degraded visual environments, significantly increase the risk of spatial disorientation, and mandatory avoidance of Instrument Meteorological Conditions (IMC) and operational restrictions that can quickly lead to a dangerous situation and a challenging situation flying/landing resulting in hundreds of thousands if not millions of dollars in damage to the aircraft and possible injuries or loss of life to all on board. Immediate replacement is necessary to ensure the aircraft can be returned to service.

Each Aviation Command section is a 24/7 operation, and each aircraft at the section must be airworthy and operational at all times. The Maryland State Police Aviation Command (MSPAC) has a public safety mandate to protect and improve the quality of life through the airborne delivery of emergency medical transportation, law enforcement, search and rescue, homeland security, and disaster assessment services. When an aircraft becomes inoperable, it must be taken out of operation, and the aircraft is grounded. In order to bring this aircraft back into service, an Emergency Procurement was declared.

Basis for Selection: Three vendors were solicited, and three bids were received. Award was made to the responsible bidder submitting a responsive bid with the lowest bid price.

Resident Business: No

Tax Clearance: 26-1477-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
May 6, 2026**



*Contact: Sharon Skarda 410-238-5822
sharon.skarda@maryland.gov*

**A2. MARYLAND STATE POLICE
*Aviation Command***

Contract Title: Radar Receiver/Transmitter (R/T) – AW139 Helicopter Parts
eMMa # CTR026538 – ADPICS # W00P6601568

Contract Type: Commodity

Contract Description: Aircraft On Ground (AOG) – Radar R/T exchange for a repaired unit on Aircraft # N384MD / SN: 41290

Procurement Method: Emergency

Bids: Precision Aviation Group (PAG) aka Precision Heliparts, Atlanta, GA, \$185,000.00
Honeywell Aerospace Technologies, Minneapolis, MN \$196,350.00

(AgustaWestland Philadelphia Corp. – AWPC Philadelphia, PA \$125,149.63 –
Only one unit was available, which was purchased through the companion
Emergency Procurement for Aircraft #N383MD, PO # W00P6601567)

Award: Precision Aviation Group (PAG) aka Precision Heliparts, Atlanta,
GA

Amount: \$185,000.00– Billback is subject to change depending on the
condition of the core once received.

Term: N/A – One Time Purchase

Date Emergency Declared: 4/2/2026

Contract Award Date: 4/7/2026

Date Emergency Reported: 4/17/2026

MBE / VSBE Participation: 0% / 0%

Fund Source: 80% Special (MEMSOF); 20% General

Appropriation Code: W00A0104

**BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
May 6, 2026**

A2. MARYLAND STATE POLICE (continued)

Remarks: Nature of Emergency: On Thursday, April 2, 2026, MSPAC Helicopter N384MD was performing ground run checks, which are required to be completed satisfactorily before the aircraft could be returned to service. Following ground checks, an inspection of the Radar R/T (Receiver/Transmitter) was conducted and found to be unairworthy. The Radar R/T is a critical helicopter component responsible for the dual purpose system, combining high-definition weather detection with advanced search and surveillance capabilities. The Radar R/T not working properly will prevent the detection of hazardous weather cells, provide the inability to detect terrain or severe weather in degraded visual environments, significantly increase the risk of spatial disorientation, and mandatory avoidance of Instrument Meteorological Conditions (IMC) and Operational Restrictions that can quickly lead to a dangerous situation and a challenging situation flying/landing resulting in hundreds of thousands if not millions of dollars in damage to the aircraft and possible injuries or loss of life to all on board. Immediate replacement is necessary to ensure the aircraft can be returned to service.

Each Aviation Command section is a 24/7 operation, and each aircraft at the section must be airworthy and operational at all times. The Maryland State Police Aviation Command (MSPAC) has a public safety mandate to protect and improve the quality of life through the airborne delivery of emergency medical transportation, law enforcement, search and rescue, homeland security, and disaster assessment services. When an aircraft becomes inoperable, it must be taken out of operation, and the aircraft is grounded. In order to bring this aircraft back into service, an Emergency Procurement was declared.

Basis for Selection: Three vendors were solicited, and three bids were received. Award was made to the responsible bidder submitting a responsive bid with the lowest bid price.

Resident Business: No

Tax Clearance: 26-1478-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
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May 6, 2026



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

1A. PROGRAM OPEN SPACE LOCAL SHARE
Allegany County

Recommendation: Approval to commit \$68,100 for the following **development** projects.

1. *Cresaptown Sports Complex Brauer LED Field Lighting – \$60,000*

Allegany County
POS #7984-1-505 MD20260328-0135

Background: Purchase and install new LED lighting for Brauer Field at the Cresaptown Sports Complex.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$4.59

Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024
Program Open Space Local
Source Code: 25011 \$59,995.41

2. *Town of Barton Renovations – Multiple Parks – \$8,100*

Allegany County
POS #7985-1-506 MD20260328-0136

Background: Implement multiple park upgrades including signage, landscaping, mulch, dugout soffit and associated amenities at Hill Street Park, Latrobe Street Park and Takoma Drive Park.

Fund Source: Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024
Program Open Space Local
Source Code: 25011 \$8,100.00

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 6, 2026**



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

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

Recommendation: Approval to commit \$420,000 for the following **development** project.

Reisterstown Regional Park LED Lighting Conversion – \$420,000
Baltimore County
POS #7973-3-537 MD20260220-0078

Background: Replace existing lighting for all athletic fields and ballfields at Reisterstown Regional Park with new LED lighting systems.

Fund Source: Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024
Program Open Space Local
Source Code: 25011 \$78,203.08

Outdoor Recreation Land Loan 2026, Chapter 602, Acts of 2025
Program Open Space Local
Source Code: 26011 \$341,796.92

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 6, 2026



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

3A. PROGRAM OPEN SPACE LOCAL SHARE
Calvert County

Recommendation: Approval to commit \$25,000 for the following **planning** project.

Calvert County 2027 Land Preservation, Parks and Recreation Plan - \$25,000

Calvert County

POS #7384-4-86 MD20220209-0100

Background: Additional funding to complete Calvert County’s 2027 Land Preservation, Parks, and Recreation Plan to fulfill State requirements.

Prior Approvals: \$25,000.00 (DNR-RP Item 2A [March 23, 2022])
 \$25,000.00 (DNR-RP Item 3A [April 19, 2023])
 \$25,000.00 (DNR-RP Item 2A [October 25, 2023])
 \$25,000.00 (DNR-RP Item 1A [December 18, 2024])

Fund Source: Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019
 Program Open Space Local
 Source Code: 20011 \$25,000.00

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
Supplement
May 6, 2026



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

4A. PROGRAM OPEN SPACE LOCAL SHARE
Cecil County

Recommendation: Approval to commit \$25,000 for the following **development** project.

Elk River Boat Launch Gate – \$25,000
Cecil County
POS# 7986-7-295 MD20260325-0129

Background: Purchase and install a new electronic gate at the Elk River boat launch.

Fund Source: Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019
Program Open Space Local
Source Code: 20011 \$25,000

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 6, 2026**



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

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

Recommendation: Approval to commit \$16,250 for the following **planning** project.

Dorchester County 2027 LPPRP – \$16,250
Dorchester County
POS #7546-9-191 MD20230329-0229

Background: Additional funding to complete Dorchester County’s 2027 Land Preservation, Parks, and Recreation Plan to fulfill State requirements.

Prior Approvals: \$25,000.00 (DNR-RP Item 2A [May 3, 2023])

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$16,250.00

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 6, 2026



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

6A. PROGRAM OPEN SPACE LOCAL SHARE
Montgomery County

Recommendation: Approval to commit \$725,000 for the following **development** and **planning** projects.

1. *North Branch Hiker Biker Trail – \$600,000*

M-NCPPC (Montgomery County)
POS #7978-15-747 MD20260227-0091

Background: Construct a new 2.2-mile paved hiker/biker trail within Rock Creek Regional Park and North Branch Stream Valley Park.

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$600,000.00

2. *Montgomery County – 2027 LPPRP – \$125,000*

M-NCPPC (Montgomery County)
POS #7987-15-750 MD20260327-0134

Background: Funding to complete Montgomery County’s 2027 Land Preservation, Parks, and Recreation Plan to fulfill State requirements.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$125,000.00

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
Supplement
May 6, 2026



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

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

Recommendation: Approval to commit \$75,000 for the following **development** project.

Billy Doub Park - Restroom Improvements – \$75,000

Town of Williamsport

POS #7981-21-454 MD20260312-0115

Background: Renovate the bathrooms at Billy Doub Park to include ADA updates and associated amenities.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$75,000.00

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
Supplement
May 6, 2026



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

8A. RURAL LEGACY PROGRAM FUNDS
Cecil County

Recommendation: Approval to grant \$271,204.67 to the **Cecil Land Trust, Inc.**, from Rural Legacy Funds to acquire a 65-acre conservation easement.

Fair Hill Rural Legacy Area – Miller, Samuel and Emma

Prior Approval: Fair Hill Rural Legacy Area Grant for easement acquisitions:
DNR RP Item 15A (8/23/2023) \$2,079,500 for FY 2024

Project Description: Acquisition of this conservation easement will protect productive agricultural and forest land, as well as protect 1,240 linear feet of forested stream buffers along unnamed tributaries to Little North East Creek. Preservation of this prime farmland will contribute to the local resource-based economy. This Rural Legacy easement, RL No. 36788, will be held by the Department of Natural Resources and the Cecil Land Trust, Inc.

Easement Value: \$319,608.90 (\$4,917.06 per acre)

Purchase Price: \$253,500 (\$3,900 per acre)

Total Other DNR Costs:	Administrative:	\$ 7,605.00
	Incidental:	\$ 6,297.17
	Compliance:	<u>\$ 3,802.50</u>
		\$17,704.67

Amount Requested: \$271,204.67

Fund Sources: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
Rural Legacy Program
Source Code: 24012 \$271,204.67

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 6, 2026



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

9A. CONSERVATION RESERVE ENHANCEMENT PROGRAM
Whaley (Ralph and April), Queen Anne’s County

Recommendation: Approval to grant \$213,256.75 to **Queen Anne’s County** from Program Open Space Stateside Funds to acquire a 35.20-acre Conservation Reserve Enhancement Program easement.

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

Project Description: Acquisition of this CREP easement permanently protects water quality by preserving approximately 3,000 linear feet of forested stream buffer directly on the Wye River and approximately 1,300 linear feet of forested buffers along an associated unnamed tributary. The easement, CREP No. 36800, will be held by the Board of County Commissioners of Queen Anne’s County and the Maryland Department of Natural Resources. The county is not seeking reimbursement for administrative and program compliance costs.

Easement Value: \$203,174.00 (\$5,771.99 per acre)

Purchase Price: \$203,174.00 (\$5,771.99 per acre)

Total Other Costs	Administrative:	\$ 0.00
	Incidentals:	\$ 10,082.75
	Compliance:	\$ 0.00
		<u>\$ 10,082.75</u>

Total Amount Requested: \$213,256.75

**Board of Public Works
Department of Natural Resources – Real Property
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9A. CONSERVATION RESERVE ENHANCEMENT PROGRAM (continued)

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 \$213,256.75

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 6, 2026



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

10A. PROGRAM OPEN SPACE STATE SHARE
Cecil County (Bennett Forest Legacy Easement)

Recommendation: That the Board of Public Works approve DNR acquiring a conservation easement with partial funding from the USDA Forest Service Forest Legacy Program.

Description: This entirely forested property is adjacent to Elk Neck State Forest and will provide a buffer to the forest. Conservation of the property will add to a contiguous block of protected forest providing long-term water quality protection in the Lower Elk River watershed and protecting habitat for Forest Interior Dwelling Species. A Forest Legacy Program grant from the USDA Forest Service is funding 75% of this project and Program Open Space Stateside is funding 25%.

POS Scoring System: 62 out of 100 **Targeted Ecological Area:** Yes

Grantor: John C. Bennett, Jr. and Dorothy W. Bennett

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

Property: 53.1 +/- acres, unimproved, POS No. 34553

Easement Value: \$371,000 (\$6,984/acre)

Purchase Price: \$371,000 (\$6,984/acre)

Fund Source: Department of Natural Resources – Federal Funds 2026
USDA Forest Service – Forest Legacy Program Grant
Source Code: A0209 \$278,250

Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Program Open Space Stateside – Heritage Conservation Fund
Source Code: 23001 \$92,750.00

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 6, 2026



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

**11A. PROGRAM OPEN SPACE STATE SHARE/
PARK SYSTEM CAPITAL IMPROVEMENT AND ACQUISITION FUND**
Allegany County (Miller)

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

Description: This completely forested property is located along the ridge top and eastern slopes of Wills Mountain and will be managed by the Maryland Park Service as an addition to Wills Mountain State Park. A portion of the property lies within the Wills Mountain Outcrop Ecologically Sensitive Area and acquisition will expand habitat protection and monitoring capabilities in this area. Acquisition of the property will enhance public recreational opportunities, provide a buffer for Forest Interior Dwelling Species habitat recognized by the National Audubon Society as an Important Bird Area, and protect water quality in the Wills Creek watershed.

POS Scoring System: 71 out of 100 **Targeted Ecological Area:** No

County Approval: The Commissioners of Allegany County approved this acquisition pursuant to Natural Resources Article, §5-910, Annotated Code of Maryland.

Grantor: Marie Miller

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

Property: 195.7+/- acres, unimproved, POS No. 35358

Price: \$307,000

Appraisals: \$391,000 (8/27/25) – Terry R. Dunkin
\$294,000 (10/18/25) – Terrence W. McPherson
\$235,000 (8/10/25) – M. Patrick Peters
All appraisals reviewed by Dave Wallenberg, Chief Review Appraiser

Stabilization funds: \$30,700

Stabilization funds are authorized to stabilize the structural integrity of improvements existing on land at the time of acquisition, eliminate health and safety hazards, protect water quality, and provide public access. *See* Natural Resources Article §5-903(f).

**Board of Public Works
Department of Natural Resources – Real Property
Supplement
May 6, 2026**

**11A. PROGRAM OPEN SPACE STATE SHARE/
PARK SYSTEM CAPITAL IMPROVEMENT AND ACQUISITION FUND**

(continued)

Fund Source: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Program Open Space Stateside
Source Code: 23001 \$30,700

Budget Bill 2024, Chapter 101, Acts of 2023
Park System Capital Improvements and Acquisition Fund
Source Code: 23000 \$307,000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
May 6, 2026



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

1-GM. GENERAL MISCELLANEOUS

Recommendation: That the Board of Public Works approve the use of general obligation bond funding proceeds for the following contracts totaling: \$1,117,741.

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

**1. University of Maryland College Park for University of Maryland Eastern Shore
 School of Pharmacy & Health Professions**

Description: Purchase of Laboratory equipment.
Procurement Method: OMNIA Cooperative Agreement, Contract #2021002889
Award: Fisher Scientific Company LLC, Hanover Park, IL
Amount: \$714,171
Fund Source: MCCBL 2022: *Provide a portion of the funds to construct the Social Science Education and Health Science Building.* Item 109.
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 26-1357-1110

**2. University of Maryland College Park for University of Maryland Eastern Shore
 School of Pharmacy & Health Professions**

Description: Purchase of Laboratory equipment.
Procurement Method: OMNIA Cooperative Agreement, Contract #2021002889
Award: Fisher Scientific Company LLC, Hanover Park, IL
Amount: \$116,526
Fund Source: MCCBL 2022: *Provide funds to complete the equipping of a new building for the School of Pharmacy and Health Professions.* Item 109.
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 26-1376-1110

**Board of Public Works
University System of Maryland
Supplement
May 6, 2026**

1-GM. GENERAL MISCELLANEOUS (continued)

3. University of Maryland, College Park
Atlantic Building

Description: Design Services for ADA Upgrade to Restrooms.
Procurement Method: A/E Design Indefinite Delivery Contract
Award: Whitman, Requardt & Associates, LLP, Baltimore, MD
Amount: \$49,681
Fund Source: MCCBL 2023: *Provide funds to design and construct architectural upgrades at State-owned facilities to improve accessibility for persons with disabilities.* Item 159: \$15,413
MCCBL 2019: *Provide funds to design and construct architectural upgrades at State-owned facilities to improve accessibility for persons with disabilities.* Item 101: \$10,215
Institutional Funds: \$24,053
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 26-1063-1111

4. University of Maryland, Baltimore County
Sherman Hall Renovation – Phase II Network

Description: Purchasing various IT/Network equipment.
Procurement Method: Cooperative Agreement - MEEC Contract No. 972016
Award: DISYS Solutions Inc., Ashburn, VA
Amount: \$237,363
Fund Source: MCCBL 2025: *Provide funds to continue construction and equipping of the renovation of Sherman Hall provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project.* Item 112.
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 26-1559-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
May 6, 2026



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

2-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK
Ellicott Community Renovation- Bid Package 1 of 2

Contract ID: Construction Management at Risk Services - Ellicott Community Renovation University of Maryland, College Park: TOPPR No. 0002368923-C

Prior Approval: USM Item 3-C (1/5/2022)
USM Item 3-C-OPT/MOD (1/3/2024)
USM Item 2-C-OPT (12/18/2024)
USM Item 3-C (1/7/2026)

Recommendation: Award of Bid Package 1

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

Project Description: The objective of this project is to provide for infrastructure improvements to mechanical, plumbing and electrical systems as well as minor renovations to both Ellicott Hall (118,303 GSF) and Hagerstown Hall (119,561 GSF) within the Ellicott Residential Community. The primary focus of the renovation is as follows:: new window A/C units, including new windows and associated required electrical upgrades, roof replacement, replacement of piping infrastructure, and bathroom improvements. The University anticipates the final value of this contract to be approximately \$21.4 million.

Bid Package Description: Bid Package 1 includes the following supporting construction trade packages: final cleaning, demolition, abatement, concrete, masonry, metals, rough carpentry, roofing, doors, windows, drywall, flooring, painting, ceilings, HVAC, plumbing, sprinklers and electrical.

Contract Term: Thirty-One (31) months from notice to proceed (including warranty period)

This Bid Package Amount: \$20,359,569

Current Contract Amount: \$1,040,000

Revised Contract Amount: \$21,399,569

Fund Source: Auxiliary Revenue Bonds

**Board of Public Works
University System of Maryland
Supplement
May 6, 2026**

2-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK (continued)

MBE Participation Goal: Overall: 20%;
Subgoals: African American Owned, 8%; Women-Owned, 5%

**MBE Participation Goal
This Bid Package:** 22.16%

MBE Compliance: 0% (See Requesting Institution Remarks)

Performance Security: Equal to contract amount

Requesting Institution Remarks: The Construction Management contract was initially awarded for pre-construction services. As design progressed, the contractor has sequentially and competitively bid supporting construction trade packages. This is the first of two (2) Bid Packages anticipated on this project. There is no MBE Compliance as construction will not commence until approval of this bid package.

The original budget was projected at \$12 million. This was prior to the contract award for design services which resulted in the lack of an in-depth evaluation of the buildings and the lack of sufficient design information to formulate an accurate estimate. Through numerous site surveys and trade visits, additional existing conditions were identified leading to an increased scope of work. In addition, global economic market impacts have increased costs from the initial assessment.

Sustainability: The design of the project will comply with the Maryland State Energy Code. New roofing, roof insulation, low VOCs, sustainable waste management, LED lights, sustainable landscaping, upgraded electrical infrastructure and a more efficient replacement of all windows will improve the building's energy efficiency. The contractor and design team will continue to collaborate with the University on determinations of how best to comply with the program for this project.

Resident Business: Yes

MD Tax Clearance: 26-1545-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED
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WITH DISCUSSION

DEFERRED **WITHDRAWN**
WITHOUT DISCUSSION

**Board of Public Works
University System of Maryland
Supplement
May 6, 2026**



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

**3-S. UNIVERSITY SYSTEM OF MARYLAND
*Information Technology Implementation Services***

Contract ID: TORFP USM-2602 – Advancement Customer Relationship Management (CRM) Implementation Services

Contract Description: Advancement Customer Relationship Management (CRM) software implementation solution built on the Salesforce Ecosystem software solution. The system will be implemented across two pilot partner institutions. Towson University and the University of Maryland Global Campus. At the completion of a successful pilot, “fast follower” schools will have the option to implement the new Advancement CRM.

Award: Attain Partners, McLean, VA

Contract Term: 6/1/2026 – 12/8/2028

Amount: \$7,749,859 (not-to-exceed)

Procurement Method: Cooperative Purchase Agreement- Maryland Educational Enterprise Consortium (MEEC)
Contract IT Professional Services #91100

Proposals:

<i>Offeror</i>	<i>Technical Ranking</i>	<i>Financial Proposal</i>	<i>Financial Ranking</i>	<i>Overall Ranking</i>
Attain Partners, McLean, VA	1	\$7,749,859	1	1
Huron Consulting Services, LLC, Chicago, IL	2	\$9,397,627	2	2

MBE Participation: 20%

Performance Security: None

**Board of Public Works
University System of Maryland
Supplement
May 6, 2026**

3-S. UNIVERSITY SYSTEM OF MARYLAND (continued)

Requesting Institution Remarks: The University System of Maryland (USM) requests approval to award a contract with Attain Partners to implement new advancement technology, providing overall program management, direction and supplemental change management services in collaboration with the pilot and fast follower institutions. The pilot institutions consist of Towson University and the University of Maryland Global Campus. The fast follower institutions include Bowie State University, Coppin State University, Frostburg State University, Salisbury University, University of Baltimore, University of Maryland, Baltimore County, University of Maryland Eastern Shore, University of Maryland Center for Environmental Services and Universities at Shady Grove. The project schedule for the pilot institutions is ninety-eight (98) weeks and the fast followers implementation, if pilot is successful, will be completed within thirty-eight (38) weeks.

The new Advancement CRM is expected to offer both efficiency and effectiveness for all participating Institutions. While retaining individual Institution coordination of established alumni and community relationships, the new CRM will offer shared benefits and a foundation for ongoing revenue and engagement growth for all Institutions. The CRM will provide tools for efficient data management and collaboration among Institutions and the analysis of giving and engagement metrics while maintaining individual Institution autonomy.

The solicitation was directly solicited to contractors on the Maryland Educational Enterprise Consortium (MEEC) Contract #91100 IT Professional Services, Category 4- Transition to Cloud Applications, Shared Services and Managed Services. Two proposals were received. After review of technical proposals by the evaluation committee, vendors were asked to submit Financial Proposals and Best and Final Offers. Following the technical and final pricing evaluation, Attain Partners is recommended for contract award. This contract includes a 20% Minority Business Enterprise (MBE) goal.

Fund Source: Institutional Funds

Resident Business: No

MD Tax Clearance: 26-1590-0100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITH DISCUSSION

WITHOUT DISCUSSION

REVISED

**Board of Public Works
University System of Maryland
Supplement
May 6, 2026**



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

**4-S. UNIVERSITY OF MARYLAND GLOBAL CAMPUS
*PeopleSoft Campus Solutions Managed Services***

Contract ID: RFP # 92223 – PeopleSoft Campus Solutions Managed Services

Contract Description: Comprehensive managed services for UMGC’s Student Information System - PeopleSoft Campus Solutions 9.2, including technical support, maintenance, enhancements, and integration services.

Award: Infolob Global, Inc., Irving, TX

Contract Term: 5/21/26* – 6/30/2029 (Initial Term) **or earlier upon BPW approval*
7/1/2029 – 6/30/2030 (1st One-year Renewal Option)
7/1/2030 – 6/30/2031 (2nd One-year Renewal Option)

Amount: \$4,600,000 (Not-to-Exceed) (Initial Term)
\$1,600,000 (Not-to-Exceed) (1st Renewal Option)
\$1,600,000 (Not-to-Exceed) (2nd Renewal Option)
\$7,800,000 (Total)

Procurement Method: Competitive Sealed Proposal (Single Responsive Proposal Received)

Proposals:

<i>Offeror</i>	<i>Technical Rank</i>	<i>Financial Proposal</i>	<i>Financial Rank</i>	<i>Overall Rank</i>
Infolob Global, Inc., Irving, TX	1	\$7,800,000	1	1

MBE Participation: 7.5%

Performance Security: None

Incumbent: Sierra-Cedar, LLC
ERP Analysts, Inc.

**Board of Public Works
University System of Maryland
Supplement
May 6, 2026**

REVISED

4-S. UNIVERSITY OF MARYLAND GLOBAL CAMPUS (continued)

Requesting Institution Remarks: The University of Maryland Global Campus (UMGC) requests approval to award a contract to Infolob Global, Inc. to provide comprehensive managed services for its PeopleSoft Campus Solutions 9.2 environment (PeopleTools 8.59.15), including technical support, maintenance, enhancements, and integration services.

The solicitation was advertised on the eMaryland Marketplace Advantage (eMMA) website and directly sent to seven (7) vendors. A total of three (3) proposals were received. Of these, two (2) were deemed non-responsive: **one firm** did not meet the IT security certification requirements and the **other firm** did not meet the MBE requirements.

Following the technical and final pricing evaluation, Infolob Global, Inc. is recommended for contract award. The solicitation included a 5% Minority Business Enterprise (MBE) goal, Infolob Global proposed to exceed the requirement by 2.5%.

Because UMGC received only one (1) responsive proposal, a price analysis was conducted in accordance with BPW Advisory 2016-1. UMGC determined the contract price is fair and reasonable. UMGC currently contracts for these services through multiple awards. Therefore, UMGC was able to compare the total price it currently pays for the requested services with the price proposed by Infolob Global. UMGC used a Price Analysis based on historical price, meaning the proposed price was compared to the price UMGC has paid over multiple years, taking into account the applicable Consumer Price Index (CPI) and any additional agency requirements.

UMGC currently obtains the required services through a contract with Sierra Cedar, Inc., a contract with ERP Analysts, Inc., and two (2) staff augmentation contracts. Through these contract mechanisms, UMGC obtains services for eight (8) full-time staffing roles. The current total annual price for these services is \$1,110,451.

UMGC calculated an expected annual price of the current services over three (3) years based on: 1) the current CPI of 2.4% (as of April 1, 2026), and 2) market rates for staff augmentation roles as determined by UMGC RFP No. 92248, dated November 12, 2025. The expected annual price of the current services is provided in the table below.

Expected Annual Price for Initial Term:

<i>Term Year</i>	<i>Amount</i>
Year 1	\$1,198,640.66
Year 2	\$1,215,007.57
Year 3	\$1,231,767.27
Total	\$3,645,415.50

**Board of Public Works
University System of Maryland
Supplement
May 6, 2026**

REVISED

4-S. UNIVERSITY OF MARYLAND GLOBAL CAMPUS (continued)

Remarks (continued):

UMGC compared the expected pricing for current services to the final price proposal submitted by Infolob Global. Infolob Global’s proposal includes eight (8) full-time and one (1) part-time staffing role at approximately eight (8) hours per week, for a total of 8.2. staffing roles. In addition, in the request for a second Best and Final Offer, UMGc stated that it anticipates needing one (1) additional Senior Consultant staffing role but did not request this role as part of the monthly pricing. Rather, this role will be provided using the hourly rates proposed. As part of this analysis, UMGc has included the cost of the additional staffing role, for a total of 9.2 staffing roles. Furthermore, as Infolob Global is not an incumbent contractor, transition costs are included in this analysis.

Below is a summary of the costs proposed by Infolob Global:

Proposed Price for Initial Term:

Year Term	Amount
Transition (NTE)	\$216,208.00
Year 1	\$1,225,728.00
Year 2	\$1,254,732.00
Year 3	\$1,293,360.00
Total	\$3,990,028.00

Below is the amount and percent difference from the expected annual prices of the current services and Infolob Global’s proposed prices.

Difference Between Expected Price and Proposed Price:

Year Term	Dollar Amount	Percent
Transition (NTE)	\$216,208.00	-
Year 1	\$27,087.34	2.26%
Year 2	\$39,724.43	3.27%
Year 3	\$61,592.73	5.00%
Total excl. Transition	\$128,404.50	3.52%
Total incl. Transition	\$344,612.50	9.45%

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**Board of Public Works
University System of Maryland
Supplement
May 6, 2026**



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

**5-S. UNIVERSITY OF MARYLAND GLOBAL CAMPUS
Information Technology Service Center Services**

Contract ID: RFP # 92222 – IT Service Center Services

Contract Description: Comprehensive 24/7/365 technical support services for the University’s IT Service Center. These services will serve prospective and current students, as well as faculty members worldwide, ensuring continuous access to reliable assistance and enhancing the overall user experience.

Award: Stefanini, Inc., Southfield, MI

Contract Term: 7/1/2026 – 6/30/2029 (3-year Base Term)
7/1/2029 – 6/30/2030 (1st One-year Renewal Option)
7/1/2030 – 6/30/2031 (2nd One-year Renewal Option)

Amount: \$4,288,511.40 (Not-to-Exceed) (3-year Base Term)
\$1,251,286.40 (Not-to-Exceed) (1st Renewal Option)
\$1,187,043.20 (Not-to-Exceed) (2nd Renewal Option)
\$6,726,841.00 (Total)

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offeror</i>	<i>Technical Ranking</i>	<i>Financial Proposal</i>	<i>Financial Ranking</i>	<i>Overall Ranking</i>
Stefanini, Inc., Southfield, MI	1	\$6,726,841	2	1
Interscripts, Inc., Chantilly, VA	2	\$4,631,745	1	2
Cayuse Commercial Services, LLC, Pendleton, OR	3	\$10,946,455	3	3

MBE Participation: 5%

Performance Security: None

**Board of Public Works
University System of Maryland
Supplement
May 6, 2026**

REVISED

5-S. UNIVERSITY OF MARYLAND GLOBAL CAMPUS (continued)

Requesting Institution Remarks: The University of Maryland Global Campus (UMGC) requests approval to award a contract with Stefanini, Inc. to deliver comprehensive 24/7/365 technical support services for the University’s IT Service Center. These services will serve prospective and current students, as well as faculty members worldwide, ensuring continuous access to reliable assistance and enhancing the overall user experience.

The IT Service Center serves as the primary point of contact for all technology-related support and services across the Institution. It plays a critical role in ensuring the continuity, efficiency, and security of the University’s digital infrastructure while directly supporting all faculty, staff, and students.

The solicitation was advertised on the eMaryland Marketplace Advantage (EMMA) website and directly sent to four (4) IT service providers. UMGC received twenty-two (22) responsive technical proposals. The initial technical evaluation resulted in five (5) vendors progressing to a technical interview. Three (3) of the interviewed vendors progressed to the price proposal phase. After the initial price evaluation, vendors were asked to submit Best and Final Offers. Following the technical and final pricing evaluation, Stefanini, Inc. is recommended for contract award. This contract includes a 5% Minority Business Enterprise (MBE) goal.

Fund Source: Institutional Funds

Resident Business: No

MD Tax Clearance: 26-0409-0111

This item was withdrawn from the April 22, 2026 BPW meeting as Item 4-S.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITH DISCUSSION

WITHOUT DISCUSSION



Wes Moore
Governor

Aruna Miller
Lt. Governor

Kathryn B. Thomson
Secretary

**BOARD OF PUBLIC WORKS
ACTION AGENDA
May 6, 2026**

<u>Item #s</u>	<u>Mode</u>	<u>Pages</u>
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2	Maryland Transit Administration (MTA)	4 – 6
3	Motor Vehicle Administration (MVA)	7
4-11	State Highway Administration (SHA)	8 – 22
12	The Secretary's Office (TSO)	23 – 25

REVISED

2nd Revision

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

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

Contract ID: Tree Care Maintenance and Removal Services at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) and Martin State (MTN) Airport; MAA-MC-21-010

EPICS No.: CO434143

Contract Approved: MDOT 2-M, 03/24/2021

Contract Description: Provide all inspection services, labor, supervision, tools, equipment, insurance, and expertise required to perform tree care maintenance and removal services for BWI Thurgood Marshall and MTN Airports.

Modification Description: Modification No. 1 is to add an additional 18 months to the contract at no additional cost and adjust for contractual Consumer Price Index (CPI) increase of four percent to the Unit Price Per Service for the Inspection Cost, Tree Removal Cost, Special Equipment, Service Costs, and Labor Costs.

Awards: RJO Services, LLC
 Severna Park, MD

Contract Term: 06/01/2021 – 05/31/2026 (Five Years) (w/one 2-year renewal option)

Modification Term: 06/01/2026 – 11/30/2027 (18 Months)

Original Amount: \$2,346,625.00

Modification Amount: \$0.00

Prior Options/Mods: None

Total Contract Amount: \$2,346,625.00

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

Total Percent +/- Change: 0%

Procurement Method: Competitive Sealed Bidding (Small Business Reserve)

REVISED

2nd Revision**1-M-MOD. MAINTENANCE MODIFICATION (cont'd)****Living Wage Eligible:** Yes**MBE/VSBE Participation:** 15% / 0%**MBE/VSBE Compliance:** 14.03 % / 0%**Performance Security:** Annualized Performance Bond at 50% of the contract amount**Hiring Agreement Eligible:** No

Requesting Agency Remarks: The Maryland Aviation Administration (MAA) seeks approval of a contract Modification to extend the current contract term by 18 months. The contract has funds available from the original five-year contract and MAA proposes to utilize these existing funds by extending the contract period per the original contract which includes the provision authorizing the no-cost extension. This modification will allow services to continue without requiring additional funding, while maintaining operational continuity in accordance with BPW Advisory 1995-1, Section 7(b). There are unspent funds remaining which the agency is permitted to extend the contract without adding funds for a period not to exceed one-third of the original base term.

Although no additional funding is required and the overall contract budget remains unchanged, the Consumer Price Index (CPI) has increased four percent. As a result, the Unit Price Per Service for Inspection Costs, Tree Removal Costs, Special Equipment and Service Costs, and Labor Costs is being adjusted by \$102,056.96 for this contract modification.

Extending the base term of this contract for 18 months is the least expensive option at this time. This contract was bid in the Spring of 2021 when the CPI was averaging about 2%. Since that time, the CPI has increased about 22.5% over the five-year term (4.7% in 2021, 8.0% in 2022, 4.1% in 2023, 3.0% in 2024 and 2.7% in 2025). The CPI for the renewal option was October 2025, for which there was no CPI published due to the federal government shutdown. MAA used September 2025 CPI of 3.0% as the baseline increase. If MAA exercised the renewal option, the contractor would receive a 3.0% CPI increase for the first year of the renewal option, and 3.0% for the second year of the renewal option, for a cumulative 6.0% compounded for the 24-month renewal option. This 18- month extension, would give the contractor a 3.0% CPI for the first year, and added a 1% CPI for the additional six months for total of 4.0% for the 18-month extension.

The Contractor shall provide all inspection services, skilled technicians, equipment, licenses, insurance, maintenance, and GIS marking to provide a comprehensive tree care management program for the MAA.

REVISED

2nd Revision

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

Remarks (cont'd):

The Minority Business Enterprise (MBE) participation goals continue to be met under this contract. The contractor is on track to achieve the established MBE participation requirements. RJO Services, LLC has demonstrated strong past performance and the ability to consistently meet MAA's operational needs. The contractor has complied with all contractual specifications and performance requirements. Based on this performance, MAA considers RJO's CPI-based cost adjustments to be fair and reasonable.

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

Approp. Code: J06I00002

Resident Business: Yes

MD Tax Clearance: 26-1083-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITH DISCUSSION

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 6, 2026



MDOT 4

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

2-M-MOD. MARYLAND TRANSIT ADMINISTRATION
Modification: Maintenance Contract

Contract ID: Metro Fire Protection & Equipment Maintenance; MTR-20-012-MT
EPICS No.: CO434398

Contract Approved: MDOT 13-M, 08/12/2020

Contract Description: This contract is to provide the inspection testing and maintenance of fire protection equipment throughout the Maryland Transit Administration's (MTA) Metro Subway Link system (Metro).

Modification Description: MTA requests approval to extend this contract to maintain continuity of critical life safety services while the replacement contract is procured.

Award: BFPE International, Inc
Hanover, MD

Original Contract Term: 09/03/2020* – 09/02/2023 (*or earlier upon BPW approval) (three years) (with one 2-year option)

Modification Term: 05/21/2026* - 12/31/2026 (seven months, 11 days)
(*or earlier upon BPW approval)

Original Contract Amount: \$1,530,240.00 (NTE)

Modification Amount: \$ 459,510.00

Prior Options/Mods: \$1,020,160.00 (Mod. #1: Option renewal; 08/13/2023 – 08/12/2025 BPW 5M-OPT 07/19/2023)
\$0.00 (Mod. #2: Time extension; 08/13/2025- 02/12/2026; Delegated Authority – MTA 08/12/2025)
\$48,902.00 (Mod. #3: Extend contract term and increase funding; 02/13/2026 - 04/12/26; Delegated Authority – MTA 02/11/2026)
\$0.00 (Mod. #4: Time extension; 04/13/2026 - 05/06/2026; Delegated Authority – MTA 03/23/2026)

Total Contract Amount: \$ 3,058,812.00

**Percent +/- Change
(this item)** 30.03%

Total Percent +/- Change: 99.89%

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 6, 2026



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

Procurement Method: Negotiated Award After Unsatisfactory Competitive Sealed Bidding

Living Wage Eligible: Yes

MBE/VSBE Participation: 5% / 0%

MBE/VSBE Compliance: 10.69% / 0%

Performance Security: No

Hiring Agreement Eligible: No

Requesting Agency Remarks: The Maryland Transit Administration (MTA) is requesting approval of this contract extension to allow for the procurement of a replacement contract for these services. This contract is for fire protection equipment inspection, testing, maintenance, and emergency repair services in support of the Metro Operations Facilities Maintenance Department. The base term on item 13-M (8/12/2020) was structured to account for the two meeting rule, and MTA issued the Notice to Proceed on 08/13/2020 with a base term of 08/13/2020 - 08/12/2023. This extension modification with funding increase is necessary to maintain continuity of services.

This procurement was originally advertised in 2019, canceled and re-advertised again in 2020 due to a single response received from the incumbent despite direct solicitation in both instances. To encourage competition in the second advertisement, the services were split into two separate procurements, one for Metro Fire Protection Equipment Maintenance and a second for Standpipe Maintenance. Again, only a single response was received from the incumbent for both contracts, and MTA determined it was in the State's best interest to reject the single bid and proceed with Procurement by Negotiated Award After Unsatisfactory Competitive Sealed Bidding. A single contract was established as a result of the negotiations.

In August 2025, an extension was implemented to allow additional time to re-procure the contract. However, a cyber incident in late August of 2025 delayed the development and issuance of the new solicitation. Additional delegated extensions were required to maintain services while preparing this modification for BPW presentation and approval. MTA is currently finalizing the Invitation for Bid for the replacement contract, with advertisement anticipated by the Summer of 2026 and an award expected to be presented to the BPW prior to December 2026.

BFPE International Inc, is currently exceeding the 5% MBE goal by 5.69% throughout the term of the contract and has demonstrated strong contract performance. The MTA needs these systems operational as they are mission-critical and required to ensure the safety of passengers, employees, infrastructure, and revenue operations, as well as compliance with applicable fire and life safety codes.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 6, 2026



MDOT 6

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

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J05H0104

Resident Business: Yes

MD Tax Clearance: 26-1312-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 6, 2026



MDOT 7

Contact: Stephen Hall 410-768-7379
shall4@mdot.maryland.gov

3-RP. MOTOR VEHICLE ADMINISTRATION
Real Property – Surplus

Recommendation: That the Board of Public Works approve the Motor Vehicle Administration (MVA) deeming an easement surplus as it is excess to the agency’s needs.

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

Property: MC# 25-6003
MVA Bel Air (± 0.359 acres), located at 501 W. MacPhail Road, Bel Air, Baltimore County

Grantor: State of Maryland, MVA

Grantee: Maryland-American Water Company

Consideration: \$24,250

Appraised Value: \$24,250 – Bruce Dumler, (Approved)
Lisa Ward, Review Appraiser

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under MD20260113-0011. It is recommended that the easement be approved upon consideration of the Maryland Department of the Environment’s qualifying comments.

Requesting Agency Remarks: In 2004, MVA acquired the subject property for the construction of the Bel Air MVA branch. There is 20’ wide utility easement located on the parcel, which includes a waterline that extends through a portion of the MVA property. MVA proposes to surplus the easement for conveyance to Maryland-American Water Company (MAW) through a negotiated sale of \$24,250, which is 100% of the appraised value. MAW seeks to expand the waterline, which will require construction at the Bel Air MVA Branch. Liability and ownership of the waterline will be the responsibility of MAW. Once the expansion is complete, it would provide MVA with a secondary water source in the event of any needed repairs.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 6, 2026**



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

**4-AE. STATE HIGHWAY ADMINISTRATION
*Architecture/Engineering Contract***

Contract ID: Highway Structures Engineering Services for State and Local Governments, *BCS 2024-09 E*
EPICS No. SBCS2409E

Contract Description: One of 12 indefinite delivery/indefinite quantity, work-order based contracts to perform highway structures engineering services for state and local governments.

Awards: Wallace Montgomery & Associates, LLP (Contract E)
Hunt Valley, MD

Contract Term: 05/21/2026 – 05/20/2031(Five years)

Amount: \$15,000,000 NTE

Procurement Method: Qualification Based Selection

Proposals:

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100) (Rankings)</i>	<i>Awards</i>
Pennoni Associates, Inc. / Mead & Hunt, Inc. (JV) Baltimore, MD	87.10 (1)	BPW 03/18/2026; MDOT 10-AE Contract A
Jacobs Engineering Group, Inc. / Century Engineering, LLC, A Kleinfelder Company (JV) Baltimore, MD	84.35 (2)	BPW 04/01/2026; MDOT 3-AE Contract B
PRIME AE Group, Inc. / GFT Infrastructure, Inc. (JV) Baltimore, MD	84.33 (3)	BPW 04/22/2026; MDOT 12-AE Contract C
AECOM Technical Services, Inc. Hunt Valley, MD	84.22 (4)	BPW 04/01/2026; MDOT 3-AE Contract D
Wallace, Montgomery & Associates, LLP Hunt Valley, MD	84.01 (5)	\$15,000,000 NTE Contract E

**DEPARTMENT OF TRANSPORTATION
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4-AE. STATE HIGHWAY ADMINISTRATION (cont'd)

<i>Offerors (cont'd)</i>	<i>Technical Proposal Rating (Max 100) (Rankings)</i>	<i>Awards</i>
Whitman, Requardt & Associates, LLP Baltimore, MD	83.20 (6)	BPW 04/22/2026; MDOT 12-AE Contract F
Rummel, Klepper & Kahl, LLP Baltimore, MD	82.82 (7)	BPW 04/22/2026; MDOT 12-AE Contract G
KCI Technologies, Inc. / Greenman-Pedersen, Inc. (JV) Columbia, MD	82.79 (8)	BPW 04/01/2026; MDOT 3-AE Contract H
Brudis & Associates, Inc. / A. Morton Thomas and Associates, Inc. (JV) Columbia, MD	82.71 (9)	BPW 04/01/2026; MDOT 3-AE Contract I
Johnson, Mirmiran & Thompson, Inc. Hunt Valley, MD	82.03 (10)	BPW 04/22/2026; MDOT 12-AE Contract J
The Wilson T. Ballard Company / Michael Baker International (JV) Owings Mills, MD	78.97 (11)	BPW 04/22/2026; MDOT 12-AE Contract K
Stantec Consulting Services Inc. / WSP USA Inc. (JV) Laurel, MD	78.82 (12)	BPW 04/01/2026; MDOT 3-AE Contract L
Hardesty & Hanover, LLC / Dewberry Engineers, Inc. (JV) Annapolis, MD	77.47 (13)	
EXP U.S. Services, Inc. Washington, DC	74.81 (14)	

Living Wage Eligible: No

DBE / VSBE Participation: * / 0%

Performance Security: None

Hiring Agreement Eligible: No

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
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MDOT 10

4-AE. STATE HIGHWAY ADMINISTRATION (cont'd)

Incumbents: Wallace, Montgomery & Associates, LLP / McCormick Taylor, Inc. (JV), Hunt Valley, MD; Whitman, Requardt and Associates, LLP, Baltimore, MD; KCI Technologies, Inc. / Gannett Fleming, Inc. (JV), Sparks, MD; Jacobs Engineering, Inc. / Century Engineering, Inc. (JV), Baltimore, MD; AECOM Technical Services, Inc., Hunt Valley, MD; Greenman-Pedersen, Inc. / Whitney, Bailey, Cox & Magnani, LLC (JV), Columbia, MD; Johnson, Mirmiran & Thompson, Inc., Hunt Valley, MD; The Wilson T. Ballard Company, Owings Mills, MD; Rummel, Klepper & Kahl, LLP, Baltimore, MD; PRIME AE Group, Inc., Baltimore, MD; Stantec Consulting Services, Inc. / WSP USA, Inc. (JV), Laurel, MD

Requesting Agency Remarks: On May 28, 2025, the solicitation was advertised in The Daily Record, State Highway Administration’s (SHA’s) web page, and eMaryland Marketplace Advantage (eMMA). The advertisement was for 12 contracts for \$15 million each, not to exceed \$180 million for development and review of structural designs and contract documents for new and rehabilitated highway structures and other transportation projects, structural evaluation, condition inspection, repair and rehabilitation to fixed bridges, moveable bridges, and small structures, hydrology/hydraulics engineering, and on-site supplemental engineering services for both state and local governments. A total of 1,856 firms were notified via eMMA and an additional 1,369 DBE firms were directly solicited. SHA received 14 technical proposals using a qualifications-based selection and found 12 consultants eligible for contract award. No protests were filed.

SHA has confirmed Wallace, Montgomery & Associates, LLP, bid price.

The SHA Procurement Review Group (PRG) reviewed the contract scope of work to determine the potential for establishing DBE and VSBE participation goals, as well as a Small Business Enterprise designation. * An Addendum was issued on January 21, 2026, to remove the DBE goal from the contract, consistent with the Interim Final Rule issued by the United States Department of Transportation on October 3, 2025. No VSBE goal was established for this contract.

Fund Source: 80% Federal; 20% Special (Transportation Trust Fund)
Approp. Code: J02B0101 and J02B0102

Resident Business: Yes **MD Tax Clearance:** 26-1020-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 6, 2026**



MDOT 11

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

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

Contract ID: Line Striping at Various Locations in Caroline, Cecil, Kent, Queen Anne's, and Talbot Counties – District – 2; 492D21429
EPICS No.: 492D21429

Contract Description: Provide line striping at various locations in Caroline, Cecil, Kent, Queen Anne's, and Talbot Counties – District – 2.

Award: Alpha Space Control, LLC.; Chambersburg, PA

Contract Term: 05/21/2026* – 06/30/2029 (*or earlier upon BPW approval)
(three years, one month, 10 days)

Amount: \$617,560.00

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Alpha Space Control, LLC. Chambersburg, PA	\$617,560.00
Mullen's Markings, Inc. Culpeper, VA	\$867,098.00
Oglesby Construction, Inc. Norwalk, OH	\$958,560.00
Denville Line Painting, Inc. Rockaway, NJ	\$1,576,300.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

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

Hiring Agreement Eligible: Yes

Incumbent: Same

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 6, 2026



MDOT 12

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on October 21, 2025, notifying 1,425 potential contractors, 24 of which were MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited 10 vendors. Maryland Works granted a waiver for these services on February 12, 2025. SHA received five bids which were opened on November 20, 2025. There were no protests filed for this contract.

The original apparent low bidder was rejected Per COMAR 21.06.01.01B(1). SHA found the apparent low bidder non-responsible as they did not provide documentation showing previous similar work experience, equipment and previous contract awards. SHA moved forward with the award and execution of this contract to the next apparent and compliant low bidder.

SHA and their contractors work together to select materials from the SHA Qualified Products List that are green, sustainable, and designed to minimize environmental impacts throughout their life cycle. Additionally, this contract is to support SHA's Line Striping program to promote safety for the travelling public by enhanced along the pavement or carriageway.

SHA has confirmed Alpha Space Control, LLC.'s bid price.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals, Small Business Preference, as well as a Small Business Reserve designation. A 0% MBE goal was set for this project based on a single element of work. There were no Certified Small Businesses identified that could do the work. The following counties were utilized in this search: Caroline, Cecil, Kent, Queen Anne's, and Talbot. 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: 26-0553-1100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 6, 2026**



MDOT 13

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

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

Contract ID: Median and Roadside Mowing, Trimming, and Litter Pickup at Various Locations in Howard County – District – 7; 4271371427SB
EPICS No.: 4271371427

Contract Description: Provide median and roadside mowing, trimming, and litter pickup at various locations in Howard County – District – 7.

Award: Hoppergrass Lawn Care, LLC.; Bowie, MD
(Certified Minority Business Enterprise and Small Business)

Contract Term: 05/21/2026* – 12/31/2027 (*or earlier upon BPW approval)
(one year, seven months, 11 days)

Amount: \$274,100.00

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
Hoppergrass Lawn Care, LLC. Bowie, MD (MBE)	\$274,100.00
Manuel Landscaping, Inc. Owings Mills, MD	\$597,000.00
A. Marquez Trucking, Inc. Silver Spring, MD (MBE)	\$603,250.00
H & O Contractor, Inc. Crownsville, MD (MBE)	\$681,000.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: Yes

Incumbent: A. Marquez Trucking, Inc.; Silver Spring, MD

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 6, 2026



MDOT 14

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on September 23, 2025, notifying 1,139 potential contractors, 18 of which were MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited 10 vendors. Maryland Works granted a waiver for these services on February 12, 2025. SHA received four bids which were opened on October 23, 2025. There were no protests filed for this contract.

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

SHA has confirmed Hoppergrass Lawn Care, LLC.'s bid price and the work conducted on this contract will be performed 100% by a State-certified Minority Business Enterprise and Small Business. Hoppergrass has held contracts doing the same work in several other Districts. For bid items 7002-7011-- Cycles of Tractor Mowing areas, Hoppergrass bid \$1,224.00 and the Engineers estimate for this work was \$6,000. When discussing this Item with Hoppergrass Lawn Care LLC., the reduction in unit price accounted for the decrease in labor prices and account for the additional equipment needed to complete this task.

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 number of certified firms within the geographical area that are certified with the NAICS codes to perform the project activities. The following counties were utilized in this search: Howard, Carroll, Frederick, Baltimore, Baltimore City, Montgomery, and Prince George's. 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: 26-0546-0011

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 6, 2026**



MDOT 15

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

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

Contract ID: Hand Mowing, Trimming, and Litter Pick-Up at Various Locations in Wicomico County – District – 1; 4282211428SB
EPICS No.: 4282211428

Contract Description: Provide hand mowing, trimming, and litter pick-up at various locations in Wicomico County – District – 1.

Award: Marshall's Professional Property Management, LLC.; Cambridge, MD
(Certified Small Business)

Contract Term: 05/21/2026* – 12/31/2028 (*or earlier upon BPW approval)
(two years, seven months, 11 days)

Amount: \$235,455.00

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
Marshall's Professional Property Management, LLC. Cambridge, MD	\$235,455.00
Manuel Landscaping, Inc. Owings Mills, MD	\$555,400.00
Just Work, LLC. DBA Just Work Landscaping Gaithersburg, MD	\$578,420.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: Yes

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

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 6, 2026**



MDOT 16

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on October 14, 2025, notifying 1,027 potential contractors, 18 of which were MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited 10 vendors. Maryland Works granted a waiver for these services on February 12, 2025. SHA received three bids which were opened on November 13, 2025. There were no protests filed for this contract.

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

SHA has confirmed Marshall's Professional Property Management, LLC.’s bid price and the work conducted on this contract will be performed 100% by a State-Certified Small Business. Marshalls has been performing work of similar nature for several years and provided aggressive pricing in the past. They are locally owned and operated, with employees in the area, unlike other bidders who are from outside of the area and would need to find a local workforce or pay overnight hotels and per-diems for their workforce.

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; Wicomico, Dorchester, Worcester, and Somerset. 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: 26-0550-0100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 6, 2026**



MDOT 17

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

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

Contract ID: Litter Pick Up at Various Locations in Carroll County – District – 7; 4320671428SB
EPICS No.: 4320671428

Contract Description: Provide litter pick up at various locations in Carroll County – District – 7.

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

Contract Term: 05/21/2026* – 12/31/2028 (*or earlier upon BPW approval)
(two years, seven months, 11 days)

Amount: \$231,200.00

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
C & C Management Group, Ltd. Clarksburg, MD	\$231,200.00
Waste Collection Resolve, LLC. Baltimore, MD	\$249,850.95
Just Work, LLC. DBA Just Work Landscaping Gaithersburg, MD (MBE)	\$457,800.00
Unified Solutions Services, LLC. Columbia, MD (MBE)	\$492,900.00
MCNA, LLC. Rockville, MD	\$5,088,400.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: Yes

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 6, 2026



MDOT 18

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

Incumbent: Waste Collection Resolve, LLC., Baltimore, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on October 28, 2025, notifying 1,089 potential contractors, 26 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 five bids which were opened on December 4, 2025.

A protest was received on December 11, 2025. The bid protest alleges that the apparent low bidder cannot perform the contract with the same scope of work, at a substantially lower price under higher cost conditions. The protestor further alleges that because operating costs, labor rates, fuel, insurance, and equipment costs have all increased since the award of the current contract, it is not feasible to perform the same scope of work.

SHA contacted the apparent low bidder to discuss the protest and independently investigated the claim. SHA determined that the apparent low bidder has over 20 staff and has been in business for 20 years. The apparent low bidder is aware of the wage rate requirement and has had a history of completing contracts of this type and cost range. SHA also determined that apparent low bidder submitted a responsive bid and was deemed a responsible bidder with the capability to perform the contract requirements. SHA further determined that the bid was not unreasonably low; therefore, the protest was denied. No appeal was filed.

The highest bidder inadvertently submitted a price of \$1,000.00 per acre for Item #7014, Additional Litter Pickup. Aside from this error, the remainder of their pricing was generally consistent with the other bidders.

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

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

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

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

Fund Source: 100% Special (Transportation Trust Fund)
Approp. Code: J02B0102
Resident Business: Yes
MD Tax Clearance: 26-0555-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 6, 2026



MDOT 20

Contact: Olu Okunola, 410-545-8754
ookunola@mdot.maryland.gov

9-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Disposition

Recommendation: That the Board of Public Works approve the State Highway Administration (SHA) disposing real property as it is excess to the agency’s needs.

Authority: Transportation Article, § 8-309 (f)(1)(ii)
Annotated Code of Maryland

Property: MC# 22-2762
Alfonso N. Pearson, Et Ux, Olga R. May, Et Al, and William F. Hinchliffe, Et Ux – Parcels 1 & 2 (± 0.038 acres), located directly north of MD Route 214 (Central Avenue) in front of 6500-6506 Central Avenue in Capitol Heights, Prince George’s County.

Grantor: State of Maryland, SHA

Grantee: Aspire Development, LLC, a Maryland limited liability company

Consideration: \$18,200

Appraised Value: Alfonso Pearson Parcel
\$2,050 – Mohammad Akbarieh & Janet Dougherty, (Selected)

Olga May Parcel
\$7,050 – Mohammad Akbarieh & Janet Dougherty, (Selected)

William Hinchliffe Parcel 1
\$2,200 – Mohammad Akbarieh & Janet Dougherty, (Selected)

William Hinchliffe Parcel 2
\$6,900 – Mohammad Akbarieh & Janet Dougherty, (Selected)

Casey Fitzpatrick, Review Appraiser

Requesting Agency Remarks: Between 1979-1981, SHA acquired the subject properties as part of a highway improvement project for MD Route 214. The property consists of four parcels that will be assembled together and sold to the same adjoining owner (Aspire Development, LLC). SHA proposes to convey the subject property to the adjoining owner through a negotiated sale of \$18,200, which is 100% of the combined selected appraised values for each parcel.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 6, 2026



MDOT 21

Contact: Olu Okunola, 410-545-8754
ookunola@mdot.maryland.gov

10-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Easement

Recommendation: That the Board of Public Works approve the State Highway Administration (SHA) releasing perpetual easements as it is excess to the agency’s needs.

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

Property: MC# 25-2943
Kenneth C. Raby, Et Al (Parcel A & B),
(± 0.088 acres) located at 5095 Indian Head Highway,
Indian Head, Charles County

Grantor: State of Maryland, SHA

Grantee: Two Farms, Inc., a Maryland corporation

Consideration: \$8,000

Appraised Value: \$9,320 – Thomas Herbert, (Approved)
Lisa Ward, Review Appraiser

Requesting Agency Remarks: In 1968, SHA acquired the subject property for the MD Route 210 (Indian Head Highway) – From Prince George’s County Line to Poplar Lane right-of-way project. SHA proposes to release two perpetual drainage easements to the adjoining owner (Two Farms, Inc.) through a negotiated sale of \$8,000, which is 86% of the appraised value.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 6, 2026



MDOT 22

Contact: Olu Okunola, 410-545-8754
ookunola@mdot.maryland.gov

11-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Access Break & Easement

Recommendation: That the Board of Public Works approve the State Highway Administration (SHA) granting a break in access and releasing an easement as it is excess to the agency’s needs.

Authority: Transportation Article, § 8-310 & State Finance and Procurement Article § 10-305
Annotated Code of Maryland

Property: MC# 25-2968
Lillian M. Greenberg & James Kontilas, Et Ux (± 69 ft wide access break/ ± 0.014 acre slope easement), located slightly south of the intersection of MD Route 414 (Saint Barnabas Road) and MD Route 458 (Silver Hill Road) with the break in access extending from station 2+19 to station 3+00 in Suitland, Prince George’s County.

Grantor: State of Maryland, SHA

Grantee: Falcon Property LLC, a Maryland limited liability company

Consideration: \$35,000

Appraised Value: \$35,000 – David Lamb, (Selected)
\$68,950 – Patrick Peters, (Approved)
Lisa Ward, Review Appraiser

Requesting Agency Remarks: In 1965, SHA acquired the subject property along with access controls in conjunction with the extension of Maryland Route 458 & MD Route 414 to MD Route 5 right-of-way project. SHA proposes to grant a break in access at the above location and release a slope easement along the parcel. They will be conveyed to the adjoining owner (Falcon Property, LLC) through a negotiated sale of \$35,000, which is 100% of the appraised value. The access break will allow for a second point of access for the adjoining owner as they are being granted a right-in onto their property through MD Route 458. Their only means of access is currently through MD Route 414; the additional access point will improve traffic flow and safety at this location.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 6, 2026



MDOT 23

Contact: April Weimer 443-401-2183
aweimer1@mdot.maryland.gov

12-IT-MOD. THE SECRETARY'S OFFICE
Information Technology Contract Modification

Contract ID: Electronic Payroll Time Entry System Software Maintenance and Support; EPICS No.: MDOTTS2608

Contract Approved: MDOT 17-IT, 03/18/2026

Contract Description: Subscription for software license, maintenance, and support for MDOT Enterprise Electronic Time Entry System (mTrack and mTrackPlus).

Modification Description: Confirm the previous contract award approval (MDOT-17-IT, 3/18/2026) with modified award amount. The original item listed the base term amount as \$3,840,000. The correct base term amount is \$4,040,000, and the correct NTE total is \$8,840,000.

Award(s): Carbonado Technologies Inc.; Burlington, MA

Contract Term: 04/20/2026 – 04/19/2028 (two years w/two, one-year options)

Original Approved Amount(s): \$3,840,000 (Base: two years)
\$2,400,000 (Renewal Option 1: one year)
\$2,400,000 (Renewal Option 2: one year)
\$8,640,000 (NTE Aggregate Total)

Modified Amount(s): \$4,040,000 (Base: two years)
\$2,400,000 (Renewal Option 1: one year)
\$2,400,000 (Renewal Option 2: one year)
\$8,840,000 (NTE Aggregate Total)

Procurement Method: Sole Source (*Proprietary*)

Living Wage Eligible: No

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbents: Same

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 6, 2026



MDOT 24

12-IT-MOD **THE SECRETARY'S OFFICE** *(cont'd)*

Requesting Agency Remarks: The Maryland Department of Transportation, The Office of the Secretary is seeking confirmation of the Board's prior approval with a modified amount. The originally submitted board agenda included a clerical error; the correct base amount should have been \$4,040,000, and the total NTE amount \$8,840,000. We respectfully ask the Board's consideration and approval of this item, with the understanding that the erroneous amounts appeared solely on the face of the action agenda. All supporting documentation consistently reflected the accurate award. We deeply regret that this isolated oversight has necessitated further action.

The Maryland Department of Transportation (MDOT), Office of Transportation Technology Services (OTTS), requests approval of a sole source contract with Carbonado Technology, Inc. for continued software licensing and maintenance support of the mTrack and mTrackPlus enterprise electronic payroll and time entry systems. These systems support payroll time entry, leave management, and expense reporting for approximately 10,000 MDOT employees and are fully integrated with MDOT's financial and personnel systems.

Carbonado exclusively owns and licenses the proprietary mTrack and mTrackPlus software, including the source code, and is the only vendor capable of providing licensing, updates, and maintenance support. Transitioning to another vendor would require a full system replacement, introduce significant operational risk, disrupt payroll processing, and jeopardize system integrations.

The system interfaces with the MDOT Employee Management Information System (EMIS) and other financial systems such as MDOT's Enhanced Procurement Information Control System (EPICS) and MDOT Standard Accounting and Reporting System (MSTARS). MDOT has added \$200,000 to the \$8,640,000 quoted price for services to cover enhancements primarily for leave or pay codes that are the result of negotiated agreements with unions or legislative changes. These enhancements may include leave codes added to the systems This sole source will allow MDOT time to research, solicit and implement a contract for new Enterprise Electronic Payroll system software if it determines a new system is appropriate.

Despite higher nominal costs compared to the prior agreement, an increase of \$4,863,000.00 or 128.75%, the proposed pricing is considered fair and reasonable. The contract is structured as a firm-fixed-price arrangement, which protects the State from cost escalation over the contract term. For the first two years of the contract (the base period), the vendor is reducing the per-employee subscription rate to \$20 per month from their standard employee subscription rate of \$25.00 per month. Carbonado's standard rate has increased by \$15.00 or 150% MDOT's costs are capped at 8,000 users, all users over the base 8,000 amount are provided at no additional cost. The current number of users is 11,931 which would cost an additional \$1,179,300 per year based, this reduced pricing results in a significant savings over \$4.7 million less than Carbonado's commercial price.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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Item#	Category	Pages
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35 - 37	<i>Information Technology</i>	41 - 46
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39 - 40	<i>General Miscellaneous</i>	49 - 55
41 - 43	<i>Real Property</i>	56 - 64
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47	<i>Tenant Lease</i>	71 - 72
48	Supplemental: <i>Capital Grants And Loans</i>	73 - 74
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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 6, 2026**



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

2-CGL. CAPITAL GRANTS AND LOANS

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

The Board of Directors of the Bethel Outreach Center, Inc.

Bethel Outreach Center (Baltimore City)

“For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Bethel Outreach Center. 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-G042 (SL-229-170-038); as amended by Prior Authorizations of State Debt – Alterations, Chapter 643, Acts of 2025, DGS Item 25-713 (SL-147-250-038)

\$100,000

Maryland Consolidated Capital Bond Loan of 2017 (LHI - Chapter 22, Acts of 2017, DGS Item 17-G044 (SL-229-170-038); as amended by Prior Authorizations of State Debt – Alterations, Chapter 643, Acts of 2025, DGS Item 25-714 (SL-147-250-038)

\$20,000

Matching Fund: No match is required.

Background:	Total Project	\$ 120,000
	25-713 (This Action)	\$ 100,000 (Non-match)
	25-714 (This Action)	\$ 20,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. The matching fund requirement for these grants was removed by House Bill 1519, Acts of 2025, Chapter 643, effective June 1, 2025.
2. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include the renovation of the Center and interior improvements such as flooring, lighting, and accessibility features that enhance safety, comfort, and energy efficiency.

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 6, 2026

REVISED



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

4-CGL. CAPITAL GRANTS AND LOANS

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

Mayor & Council of Boonsboro

Boonsboro Crestview Water Pressure Reduction and Bypass (Washington County)

“For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Boonsboro Crestview Water Pressure Reduction and Bypass, including installation of a new water main.”

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

DGS Item 25-353, (SL-148-250-038) **\$ 125,000**

Matching Fund: No match is required.

Background:	Total Project	\$ 1,364,700
	25-353 (This Action)	\$ 125,000 (Non-match)
	Local Cost	\$ 1,239,700

(Prior Actions: None)

Remarks:

1. DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) of Chapter 720, Act 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 the new 12-inch water line that will bypass the Crestview neighborhood.

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

- 5. This project may include ongoing renovation of the Friends House Continuing Care Community.

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 6, 2026**



REVISED

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

14-CGL. CAPITAL GRANTS AND LOANS

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

The Baltimore Museum of Art, Inc.

Baltimore Museum of Art (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Baltimore Museum of Art facility, including fire suppression and related improvements.”

Maryland Consolidated Capital Bond Loan of 2024 (MISC – Chapter 720, Acts of 2024) DGS Item 24-236, (SL-248-240-038) \$ 500,000

Matching Fund: No match is required.

Background:	Total Project	\$12,017,294
	24-236 (This Action)	\$ 500,000 (Non-match)
	Local Cost	\$11,517,294

(Prior Actions: None)

Remarks:

1. DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) of Chapter 720, Act 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 enhancing the efficacy of an aging HVAC system and a new air-cooled chiller.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 6, 2026**



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

17-CGL. CAPITAL GRANTS AND LOANS

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

The Johns Hopkins University

Johns Hopkins University- Data Science and Computing Infrastructure (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a new Data Science and Computing Center.”

*Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024
DGS Item 24-209 (SL-250-240-038) \$ 9,040,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 196,000,000
	24-209 (This Action)	\$ 9,040,000 (Non-Match)
	Local Cost	\$ 186,960,000

(Prior Actions: None)

Remarks:

1. DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
2. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include expanding network infrastructure and construction of a new 25,000 GSF data center. .

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Alexis Croft 410-767-4703
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22-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 Humanim, Inc.

Humanim- Woodside Renovation (Howard County)

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

Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)

DGS Item 23-346 (SL-258-230-038) \$ 2,500,000

Matching Fund: No match is required.

Background:	Total Project	\$ 8,341,024
	23-346 (This Action)	\$ 2,500,000 (Non-match)
	Local Cost	\$ 5,841,024

(Prior Actions: None)

Remarks:

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

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 6, 2026**



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

27-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 Baltimore Rock Opera Society, Inc.

Baltimore Rock Opera Society (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Baltimore Rock Opera Society theater building, located in Baltimore City.”

Maryland Consolidated Capital Bond Loan of 2019 (MISC– Chapter 14, Acts of 2019)

DGS Item 19-239, (SL-189-190-038) \$ 25,000

Matching Fund: No match is required.

Background:	Total Project	\$ 955,000
	19-239 (This Action)	\$ 25,000 (Non-match)
	Local Cost	\$ 930,000

(Prior Actions: None)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include renovating 2950 Loch Raven Road to include a workshop, theatre, offices, and shared co-working space for similar artists within the community.

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 6, 2026



REVISED

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

30-S. SERVICES CONTRACT
Department of Juvenile Services

Contract ID: Secure Youth Transportation for Young People Committed to Care and Custody; 26-MULTI-CS-001

ADPICS No.: V00B6600024, CTR025505

Contract Description: Secure transportation for young people committed to the care and custody of DJS to and from out-State residential facilities.

Award: Transpro Transportation, LLC Corp.; Fort Washington, MD

Contract Term: 06/01/2026 - 05/31/2029

Amount: \$611,960 NTE

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Transpro Transportation, LLC Corp.; Fort Washington, MD	1	\$ 611,960 (2)	1
Youth Transit Authority, Reading; PA	2	\$ 450,000 (1)	2
Ecology Mir Group; Fairfax, VA	3	\$1,050,000 (3)	3

**Technical rankings had more weight than financial factors in overall ranking determination.*

Living Wage Eligible: Yes

MBE/VSBE Participation: 0 % / 0%

Performance Security: No

Incumbent: N/A



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
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REVISED

30-S. SERVICES CONTRACT (cont'd)

Requesting Agency Remarks: A notice of the availability of the request for proposals was published on eMaryland Marketplace Advantage (eMMA) on October 27, 2025 and 51 potential vendors were notified of the solicitation. The closing date was November 19, 2025 and four proposals were received and three were found reasonably susceptible for award. One proposal was deemed not reasonably susceptible of being selected for award because the proposal was not submitted with the supporting attachments.

The recommended awardee, Transpro Transportation LLC Corp., provided a proposal with a clear and comprehensive technical approach, demonstrating a strong understanding of the requirements and an effective execution plan that reduces performance risk. Their submission was exceptionally well-developed and organized. Transpro Transportation LLC Corp's key strengths include 24/7 availability and staff trained in youth behavioral management, de-escalation techniques, and emergency response. These technical advantages outweighed the benefits associated with the lowest-priced proposal. Transpro Transportation LLC Corp. presents the best value to the State.

On January 15, 2026 one offeror filed a protest against for deficiencies DJS identified regarding the proposed work plan and the subcontractor's qualifications, which resulted in a lower ranking for the offeror's overall work plan. On January 21, 2026, DJS rejected the protest as untimely. The offeror appealed the Department's decision to the Maryland State Board of Contract Appeals. On March 9, 2026 the appeal was denied for failure to retain legal counsel.

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

Fund Source: 100 % General Funds

Approp. Code: E0102

Resident Business: Yes

MD Tax Clearance: 26-1185-0100

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 6, 2026**



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

**31-S. SERVICES CONTRACT
*Department of Health, Office of Medicaid Provider Services***

Contract ID: Provider Enrollment Business Services : Statewide Administration of Provider Enrollment, Revalidation, Reenrollment, and Update Activities for the Maryland Medicaid Program; *OCMP 25-22321*

ADPICS No.: M00B6600563

Contract Description: Provide enrollment, re-validation, re-enrollment, and update services for Maryland Medicaid health care providers. The contractor will perform credentialing, call center support, outreach and education, electronic enrollment, maintenance, and document management.

Award: Automated Health Systems; Pittsburgh, PA

Contract Term: 05/21/2026* - 10/12/2030 (w /two 1-year renewal options)
(*Or earlier upon BPW approval)

Amount: \$27,253,549 (Base Term)
\$ 7,302,360 (Renewal Option #1)
\$ 7,603,800 (Renewal Option #2)
\$42,159,709 Total

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Automated Health Systems; Pittsburg, PA	1	\$ 42,159,709.00 (1)	1
Conduent State Healthcare LLC; Florham Park, NJ	2	\$ 56,468,840.00 (2)	2

** Technical factors had greater weight than financial factors in the overall award determination.*

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbent: Same



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

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on May 6, 2025. Copies of the solicitation notice were sent directly to six prospective vendors. On July 21, 2025, five proposals were received. Two proposals were deemed reasonably susceptible of being selected for award. Two proposals did not meet the minimum qualifications and therefore did not proceed with the financial evaluation. One proposal was deemed not reasonably susceptible of being selected for award because the contractor did not meet the technical requirements and did not advance to the financial evaluation. Automated Health Systems was ranked first overall with the higher ranked technical offer and financial offer. Award is recommended to Automated Health Systems as having the more advantageous offer for the State.

The contractor will enroll all health care providers to meet the federal provider enrollment requirements outlined in 42 CFR 455 by The Centers for Medicare and Medicaid Services. The contractor is also responsible for the revalidation of all health care providers participating in Maryland's Medicaid Program. These services include electronic and paper based enrollment, revalidation and updates, outreach and education, and call center support.

No MBE or VSBE participation was established for this contract because of the technical complexity and unique data programming requirements.

Fund Source: 75% Federal Funds, 25% General Funds

Approp. Code: M00Q0103

Resident Business: No

MD Tax Clearance: 26-0797-0101

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 6, 2026**



*Contact: Nick Olson 410-260-7124
nolson@marylandtaxes.gov*

**32-S. SERVICES CONTRACT
*RETROACTIVE – Comptroller’s Office***

Contract ID: Secondary Collection Services; *E00B6600008*
ADPICS No.: E00B6600008

Contract Description: *RETROACTIVE* approval for an independent collection agency to perform secondary collection services of delinquent tax accounts.

Award: Penn Credit Corporation; Harrisburg, PA

Contract Term: 06/01/2025 - 05/06/2026 (**Retroactive**)
05/07/2026 - 05/31/2028 (Proactive)

Amount: \$1,050,000 (\$350,000 estimated based on \$8.6M in collections from plus \$700,000 estimated based on \$17.2M in collections for proactive portion)

Procurement Method: Sole Source

Living Wage Eligible: Yes

MBE/VSBE Participation: 15% / 0.5%

Performance Security: \$300,000 Security Bond

Incumbent: Same

Requesting Agency Remarks: Administrative oversight resulted in the contract expiring without timely exercise of the renewal option. However, the Secondary Collection Services have continued. This contract will allow the collection services provided to continue uninterrupted matching the period of performance of the original contract if the renewal option had been exercised timely. The Comptroller of Maryland Compliance Division (COM) acquires the services of both a primary and a secondary collection agency service, awarded as separate contracts. The primary collection contractor is given the first opportunity to collect against the delinquent tax accounts and only if they are unsuccessful is the account transferred to a secondary collection contractor. Penn has provided Secondary Collection Services to COM since June 1, 2022. The contract terms allow Penn to receive 4.74% of each collection as a commission and an incentive award each year if a pre-established collection threshold is met.



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

Agency Remarks (cont'd):

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

Fund Source: 100% Special Funds (Revenue-Generating)

Approp. Code: E00A0501

Resident Business: No

MD Tax Clearance: 26-0001-0001

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 6, 2026**



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

34-S.-MOD. SERVICES MODIFICATION

Department of Health, Office of Medical Benefit Management

Contract ID: Administrative Services Organization for Maryland's Public Behavioral Health System; MDH-OCMP-23-19761

ADPICS No. M00B4600561 / COL32590

Contract Approved: DGS-39-S, 02/14/2024

Contract Description: Behavioral Health Administrative Services Organization (BHASO) to administer support services to operate the Maryland Public Behavioral Health System (PBHS) for Medicaid participants.

Modification Description: (i) Add an acuity adjustment for the Contractor to request up to the Contract amount in the event the Medicaid per member per month declines and behavioral health (BH) service utilization does not fall below 300,000 individuals served;
(ii) add funds to implement and maintain compliance with the Centers for Medicare & Medicaid Services (CMS) Interoperability and Patient Access Final Rule; and
(iii) incorporate two fully federally funded programs for School-Based Services (SBS) and Certified Community Behavioral Health Clinics (CCBHC) expansion.

Award: Carelon Behavioral Health, Inc.; Norfolk, VA

Original Contract Term: 03/01/2024 - 12/31/2029 (w/one 2-year renewal option)

Modification Term: 06/01/2026* - 12/31/2029 (*Or earlier upon BPW approval)

Original Contract Amount: \$239,865,607.00

Modification Amount: \$16,000,000.00 (i & ii)
\$ 792,478.66 (iii)
\$16,792,478.66 Total

Prior Mods/Options: N/A

Total Contract Amount: \$256,658,085.66

Percent +/- (This Item): 7%

Total Percent Change: 7%



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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34-S-MOD. SERVICE MODIFICATION (cont'd)

Original Procurement Method: Competitive-Sealed Proposals

MBE/VSBE Participation: 18% / 4.38%

MBE/VSBE Compliance: 24.87% / 4.42%

Requesting Agency Remarks: This change is necessary to ensure the contractor is able to fulfill their contract deliverables and effectively manage the Public Behavioral Health System (PBHS). The additional funding supports the implementation of increased turnaround times, interfaces and communications with provider requirements that exceeds the original specifications. This additional funding will provide associated staffing and technical support to incorporate previously unknown requirements. Specifically, Carelon must implement the CMS Interoperability (IOOI) and Prior Authorization Final Rule. The Rule requires the use of standardized application programming interfaces (APIs) to support electronic exchange of patient, provider, payer-to-payer, and prior authorization data. The Rule also modernizes prior authorization by establishing expedited decision timeframes, requiring specific denial rationales, and mandating public reporting of prior authorizations.

Despite declining Medicaid membership, utilization of behavioral health services has increased, as has the complexity of the population’s needs. This modification also adds funds to implement and maintain compliance with the Centers for Medicare & Medicaid Services (CMS) Interoperability and Patient Access Final Rule, as well as incorporates two 100-percent federally funded programs: School-Based Services (SBS) expansion and Certified Community Behavioral Health Clinics (CCBHC) expansion that the Contractor must implement as defined in section II of this modification.

Fund Source:
 25% General Funds
 75% Federal Funds (Interoperability Implementation and Compliance - i & ii)
 100% Federal Funds (SBS and CCBHC Expansion - iii)

Approp. Code: 32.17.01.10

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 6, 2026**



*Contact: Stacey Edwards 410-767-8090
stacey.edwards2@maryland.gov*

**35-IT. INFORMATION TECHNOLOGY
*Public Service Commission***

Contract ID: Commission Website Data Portal; *CTR026400*
ADPICS No.: C90B6600004

Contract Description: Creation and implementation of a data portal for the Public Service Commission (PSC) website.

Award: Digital Ink, LLC; Silver Spring, MD (Certified Small Business)

Contract Term: 06/04/2026 - 06/03/2027

Amount: \$174,750

Procurement Method: Sole Source (*SBR - Designated*)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: N/A

Requesting Agency Remarks: The Commission needs a data portal that will initially acquire data from utilities for the Service Reliability Reports following Case No. 9353 which mandates and provides a review process in which the Commission determines whether or not each electric company has met the service quality and reliability standards adopted by the Commission. Currently, the data collected is often in a pdf file format which means the information has been interpreted and makes it difficult for the Commission Staff and other independent researchers to plumb the raw data. This portal will have the capability to be expanded to add routine data collection on a monthly and/or annual basis in the future.

As Digital Ink was the contractor that has completed work on the main website and similar types of portals, a quote was requested from the contractor.



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

Agency Remarks (cont'd):

The foundation for the data collection and process is mandated by COMAR Section 20. Digital Ink was responsible for the design and implementation of not only the Maryland Energy Choice, Gas Choice, and Electric Choice portals, but the Commission's main website. In doing so, Digital Ink maintains a significant working knowledge of the procedures, protocols, and methods mentioned above. Selecting a vendor with existing familiarity with the Commission and COMAR Title 20 offers risk mitigation, operational efficiency, strategic advantage, and a lower total cost of ownership which will allow the project to be successful. The Commission requires the contractor to understand that work must comply with COMAR Title 20 and understand evidentiary standards in which it must be "testimony-grade" work that stands up to cross-examination.

The price has been determined to be fair and reasonable. In 2025, a contract was awarded for the redesign of the website in the amount of \$184,900. Also a similar contract was awarded for the Transportation Cloud Based Portal in the amount of \$185,000. Both the Website Redesign and Transportation Cloud Based Portal had similar scopes of work as this contract. The current proposal is 5.5% less than the contracts for both the previous contracts.

No MBE or VSBE participation was established for this contract because there are no subcontracting opportunities.

Fund Source: 100% Special Funds (Public Utility Regulation Fund)

Approp. Code: C90G0001

Resident Business: Yes

MD Tax Clearance: 26-1264-0110

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 6, 2026



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

36-IT **INFORMATION TECHNOLOGY**
Department of Public Safety and Correctional Services

Contract ID: Actuarial Risk and Criminogenic Needs Assessment Tool; *Q00B6600100*
 ADPICS No.: Q00B6600100

Contract Description: Development and implementation of a validated risk and criminogenic needs assessment system designed to evaluate the likelihood of re-offending among justice-involved individuals for the Division of Parole and Probation (DPP).

Award: Core Correctional Solutions, LLC; Fairlawn, OH

Contract Term: 06/01/2026* – 08/31/2027 (*Or earlier upon BPW Approval)

Amount: \$393,322

Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

Incumbents: N/A

Requesting Agency Remarks: This tool will support the agency’s supervision model and the case-planning training curriculum, Effective Practices in Correctional Settings II (EPICS-II).

Core Correctional Solutions, LLC (CCS) is the proprietary owner of EPICS-II and the only entity with the legal authority to develop and validate a risk and needs assessment system that structurally embeds the EPICS-II model within its design. The structured interaction process of EPICS-II prescribes a specific sequence of steps for how agents conduct supervision contacts from check-in through skill building to homework assignments. The structure, terminology, and decision points differ from those used in competing models. The CCS platform aligns with the current Correctional Officer and Supervisor training programs and will be designed to meet the Department's operational needs.



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

Agency Remarks (cont'd):

This cost was determined to be fair and reasonable through a cost analysis with similar services provided by the current Agile Team Resources contract. The hourly rate for this contract is 22.3% lower than that for similar services procured through the Agile 2 contract.

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

Fund Source: 100% General Funds

Approp. Code: Q01D1150

Resident Business: No

MD Tax Clearance: 26-0828-0000

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 6, 2026**



*Contact: Samantha Buchanan 410-260-8055
samantha.buchanan2@maryland.gov*

37-IT. INFORMATION TECHNOLOGY
Department of Natural Resources, Maryland Parks Service

Contract ID: Digital Entrance at DNR Properties; K00B6600088, CTR026446
ADPICS No.:

Contract Description: Maintain the digital reservation platform that creates digitally scannable access keys for entrance to Sandy Point State Park, Greenbrier State Park, North Point State Park, Point Lookout State Park, and Newtowne Neck State Park. for single day admission and expand the platform function to up to 15 additional DNR properties. Additional properties include, The Green Ridge Shooting Range; The Savage Shooting Range; The Myrtle Grove Shooting Range; The Elk Neck Shooting Range; Rocky Gap State Park; Gunpowder Falls State park - Hammerman; Swallow Falls State Park; Turkey Point; Rocks State Park; Fair Hill NRMA lots: Telegraph Road Parking Lot; Covered Bridge Parking Lot (Upper and Lower lots); North Appleton Parking Lot; South Appleton Parking Lot; and Gallaher Road Parking Lot. Seneca Creek State Park; Patapsco Valley State Park - Avalon; Cunningham Falls; and Wolf Den Run State Park Additional locations may be added by mutual written agreement of the parties.

Award: Kaizen Laboratories, Inc.; New York, NY

Contract Term: 05/21/2026* – 12/31/2031 (*Or earlier upon BPW approval)

Amount: 23% Transaction Fee Per Use
Estimated vendor revenue = \$4M over 5 years
Estimated State revenue = \$18.9M over 5 years

Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same



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

Requesting Agency Remarks: Following the successful implementation of the Kaizen Laboratories, Inc. (Kaizen) digital access system at five Maryland State Parks, the DNR has determined it is in the best interest of the State to award a sole source contract to maintain and expand the platform across additional DNR properties.

Last year, a competitive small procurement was conducted, and Kaizen was ranked as having provided the best technical proposal. During a one-season pilot contract through the summer of 2025, the Kaizen platform was integrated with QR-scanning equipment and gate systems at five parks, resulting in reduced wait times and improved traffic management.

DNR and Kaizen have agreed to a 23% transaction fee for daily access reservations. This pricing has been determined fair and reasonable, as the fees collected from Maryland residents are lower than those in neighboring state park systems and comparable to non-resident fees elsewhere.

Due to the proprietary nature of the platform and configured equipment, no MBE or VSBE subcontracting opportunities were identified; therefore, no subcontracting participation has been applied to this contract.

Expanding the current system will ensure continued compatibility across all State properties. Given the observed improvements in park access, as well as providing a safer environment approaching the parks; and the potential to increase State revenue at properties currently lacking managed gate access, DNR recommends approval of this sole source contract.

Fund Source: 100% Special Funds (Revenue Sharing)

Approp. Code: A0401

Resident Business: No

MD Tax Clearance: 26-1286-0110

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 6, 2026



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

38-M. MAINTENANCE CONTRACT
Department of General Services

Contract ID: Statewide Presort Mailing Services; 001IT821541
ADPICS No.: 001B6600299

Contract Description: Statewide presort mailing services, including the pick-up of First-Class Letters, Flats, Standard Mail, Permit Mail, and Certified Metered Mail from participating agencies, presorted at USPS Presort/Bar-Coded discount mail rates and delivered to a USPS facility.

Award: Corporate Mailing Services Inc.; Baltimore, MD
(Certified Small Business)

Contract Term: 06/01/2026 - 05/31/2031

Amount: \$465,000

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

Bid:

<i>Bidder</i>	<i>Amount</i>
Corporate Mailing Services Inc., Baltimore, MD	\$465,000

Living Wage Eligible: Yes

MBE/VSBE Participation: 35% / 5%

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbent: Same



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

39-GM. GENERAL MISCELLANEOUS

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

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

1.0 Agency: Department of General Services, DGS
Fund Source: MCCBL 2023 *Provide funds to complete the design and construction of a renovation and addition to the existing Washington County District Court in Hagerstown.* Item 170

1.1 Contract ID: Hagerstown District Courthouse Addition; *BC-795-200-101*
Description: The Hagerstown District Courthouse project is a 24-month Design-Build effort to construct a two-story rear addition for a third courtroom and perform phased interior renovations while maintaining active court operations, with work executed in three phases that sequentially activate and deactivate courtrooms to allow for system upgrades and minimize disruption in coordination with the Judiciary and DGS; the scope of services includes comprehensive Critical Path Method (CPM) schedule review of the baseline and monthly updates, narrative reporting, and site visits to evaluate progress, critical path changes, and overall project performance.

Procurement Method: Qualification-Based Selection, *DGS-22-018-IQC*
Award: O'Connor Construction Management, Inc.; Rockville, MD
Amount: \$61,992.24
MBE/VSBE Participation: 0% / 0%
Resident Business: Yes

Agency Remarks: MBE and VSBE participation was not included because the work order is a single element of work.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

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

40-GM. GENERAL MISCELLANEOUS
Capital Projects Unencumbered Balances

Recommendation: The Department of General Services is requesting the transfer of unencumbered balances for funds associated with completed Capital Projects to the Construction Contingency Fund.

Original
 Authorization

MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2011

Chapter 396 of the Acts of 2011

MARYLAND DEPARTMENT OF HEALTH

011	Deer's Head Hospital Center	\$	17,543.92	\$5,934,687.33
	Total MCCBL 2011	\$	17,543.92	

MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2012

Chapter 444 of the Acts of 2012

UNIVERSITY OF MD COLLEGE PARK

036	Physical Sciences Complex- Phase I	\$	34,274.17	\$29,550,000
	Total MCCBL 2012	\$	34,274.17	

MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2013

Chapter 424 of the Acts of 2013

BOARD OF PUBLIC WORKS

010	Facilities Renewal Program	\$	36,958.29	\$15,000,000
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DEPARTMENT OF NATURAL RESOURCES

014	Natural Resources Development Fund	\$	892.55	\$4,562,000
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DEPARTMENT OF STATE POLICE

026	Bldg K Renovation & HVAC	\$	12,012.88	\$1,612,000
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MARYLAND DEPARTMENT OF AGRICULTURE

287	Chesapeake Bay 2010 Trust Fund	\$	90,739.62	\$2,500,000
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	Total MCCBL 2013	\$	140,603.34	
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DEPARTMENT OF GENERAL SERVICES
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REVISED

40-GM. GENERAL MISCELLANEOUS (cont'd)

MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2014

Chapter 463 of the Acts of 2014

BOARD OF PUBLIC WORKS

012	Facilities Renewal Program	\$	2,137.22	\$15,000,000
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MARYLAND STATE LIBRARY AGENCY

020	State Library Resource Center	\$	21,450.00	\$12,095,000
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MARYLAND STATE POLICE

030	Helicopter Replacement	\$	9,465.00	\$7,775,000
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MARYLAND STATE POLICE

031	Tactical Services Storage Building	\$	1,264.10	\$959,037
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ST MARY'S COLLEGE OF MD

115	St. Mary's College of MD Anne Arundel Hall	\$	9,577.87	\$17,850,000
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	\$	43,894.19	
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MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2015

Chapter 495 of the Acts of 2015

BOARD OF PUBLIC WORKS

103	Facilities Renewal Program	\$	1,429.44	\$8,555,000
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DEPARTMENT OF MILITARY

105	Freedom Readiness Center	\$	23,129.01	\$1,300,000
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DEPARTMENT OF JUVENILE SERVICES

117	New Female Detention Center	\$	968.00	\$2,525,000
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UNIV. OF MD EASTERN SHORE

159	New Engineering & Avian Science Bldg	\$	1,834.94	\$3,863,198
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ST. MARY'S COLLEGE OF MD

190	Anne Arundel Hall Reconstruction	\$	33,875.84	\$10,482,000
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	\$	61,237.23	
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DEPARTMENT OF GENERAL SERVICES
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40-GM. GENERAL MISCELLANEOUS (cont'd)

MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2016

Chapter 027 of the Acts of 2016

BOARD OF PUBLIC WORKS

110	Patterson Center Renovations	\$	23,111.59	\$327,000
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MORGAN STATE UNIVERSITY

186	New Student Services Support Building	\$	15,105.50	\$4,700,000
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DEPARTMENT OF PLANNING

191	Maryland Historical Trust	\$	1,294.00	\$150,000
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	Total MCCBL 2016	\$	39,511.09	
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MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2017

Chapter 022 of the Acts of 2017

DEPARTMENT OF INFORMATION TECHNOLOGY

100	Public Safety Communication Systems	\$	13,720.09	\$27,000,000
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BOARD OF PUBLIC WORKS

104	Facilities Renewal Program	\$	19,836.00	\$15,014,121
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DEPARTMENT OF GENERAL SERVICES

105	Annapolis Post Office	\$	4,872.83	\$3,738,000
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MARYLAND MILITARY DEPARTMENT

108	Easton Readiness Center	\$	14,920.00	\$3,587,000
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MARYLAND PUBLIC TELEVISION

113	Digital Transmission Equipment	\$	24,211.42	\$550,000
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MARYLAND STATE POLICE

118	Cumberland Barrack & Garage	\$	34,527.09	\$360,000
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UNIVERSITY OF MD – COLLEGE PARK

176	A. James Clark Hall – New Bioeng. Bldg	\$	1,378.52	\$25,452,000
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UNIVERSITY OF BALTIMORE

181	Langsdale Library	\$	31,090.26	\$3,750,000
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	Total MCCBL 2017	\$	144,556.21	
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DEPARTMENT OF GENERAL SERVICES
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40-GM. GENERAL MISCELLANEOUS (cont'd)

MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2018

Chapter 09 of the Acts of 2018

DEPARTMENT OF INFORMATION TECHNOLOGY

100	Public Safety Communication Systems	\$	1,089.64		\$10,500,000
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ST MARY'S COLLEGE OF MARYLAND

105	Dove Pier 2018	\$	27,014.97		\$227,966
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BOARD OF PUBLIC WORKS

106	Facilities Renewal Program	\$	17,857.84		\$20,586,000
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MARYLAND PUBLIC TELEVISION

120	Digital Transmission Equipment	\$	104,165.72		\$1,156,000
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	Total MCCBL 2018	\$	150,128.17		
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MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2019

Chapter 14 of the Acts of 2019

BALTIMORE CITY COMMUNITY COLLEGE

115	Loop Road & Entrance Improvements	\$	35,037.46		\$874,000
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MARYLAND PUBLIC TELEVISION

118	Digital Transmission Equipment	\$	61,000.00		\$61,000
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MARYLAND STATE POLICE

123	New Berlin Barrack & Garage	\$	1,567.44		\$8,000,000
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MORGAN STATE UNIVERSITY

348	New Health and Human Services Building Phase II	\$	1,769.18		\$4,403,000
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ST MARY'S COLLEGE OF MARYLAND

351	Maryland Dove	\$	44,000.00		\$2,500,000
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	Total MCCBL 2019	\$	143,374.08		
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REVISED

40-GM. GENERAL MISCELLANEOUS (cont'd)

MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2020

Chapter 537 of the Acts of 2020

MARYLAND PUBLIC TELEVISION

123	Studio A Renovation and Addition	\$	13,846.16	\$545,000
	Total MCCBL 2020	\$	13,846.16	

Total transfer of spending authority to the Construction Contingency Fund \$788,968.56

Description: In accordance with provisions of the State Finance and Procurement Article, Section 8-129, Annotated Code of Maryland Board of Public Works approval is requested to transfer unencumbered balances for funds associated with completed Capital Projects.

The Department of General Services and Department of Budget and Management (Office of Capital Budgeting) have reviewed the unencumbered balances and recommend approval of the following actions:

Transfer spending authority to the Construction Contingency Fund of \$788,968.56

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 6, 2026**



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

41-RP. REAL PROPERTY

Department of Agriculture, Maryland Agricultural Land Preservation Foundation (MALPF) and Agricultural Land Preservation Easements (Various Properties)

Reference: Approval is requested for the Maryland Agricultural Land Preservation Foundation, Department of Agriculture, to accept option contracts for the purchase of agricultural preservation easements on the following properties:

Special Conditions: Grantor relinquishes all rights to develop or subdivide the land for industrial, commercial, or residential use. Land shall be preserved solely for agricultural use in accordance with provisions of the Agricultural Article. No commercial signs or billboards are permitted, and there shall be no dumping on land except as is necessary to normal farming operations. Grantor shall manage the property in accordance with sound agricultural practices. Grantee shall have the right to enter land for inspection. No public rights are granted. The term of these easements shall be in perpetuity pursuant to Agriculture Article Section 2-514.1.

- A) As to item 1, pursuant and subject to the provisions of Agriculture Article Section 2-513, Grantor has elected to reserve the right to apply for release of a lot to convey to himself or his children for the purpose of constructing a dwelling for personal use as follows: one lot of one acre or less if the subject property is at least 20 acres, but less than 70 acres, two lots of one acre or less if the subject property is at least 70 acres, but less than 120 acres, or three lots of one acre or less if the subject property is 120 acres or more.
- B) As to item 2, pursuant and subject to the provisions of Agriculture Article Section 2-513, Grantor has elected to reserve to himself, and his assigns, the right to apply for release of one unrestricted lot, that may be conveyed to himself or others. Note that as to Items 14, 34, and 36, the unrestricted lot will be a building envelope that will not be subdivided from the farm.
- C) As to items 3 through 5, the Grantor is waiving the right to request any additional lots.



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41-RP. REAL PROPERTY (cont'd)

<u>Grantor</u>	<u>Property</u>	<u>Price</u>	
<u>FAMILY LOTS</u>			
<u>Dorchester County</u>			
1. Lowin Farms, LLC 09-25-11	123.159 Acres	\$365,711.50	
		\$3,500.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Lefort (Staff)	\$1,071,000.00	\$133,416.69	\$937,583.31
b. Dees (fee)	\$813,000.00	\$133,416.69	\$679,583.31
c. Cadell (fee)	\$1,071,000.00	\$133,416.69	\$937,583.31

Review Appraiser: Lefort

**123.159 acres will be encumbered by the MALPF Easement, but prior restrictions already protect 18.67 acres, thus payment will only be made upon 104.489 acres.*

UNRESTRICTED LOTS

<u>Charles County</u>			
2. Cottrell, A. & J. 08-25-01	135 Acres	\$399,000.00	
	Less 1 acre	\$3,000.00/acre	
	Per dwelling		
	(2 dwellings)		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cline (fee)	\$599,000.00	\$77,639.08	\$521,360.92
b. Belinko (fee)	\$678,000.00	\$77,639.08	\$600,360.92

Review Appraiser: Enger

LOT WAIVER

<u>Caroline County</u>			
3. Spiering, Richard 05-25-11	70 Acres	\$241,500.00	
	Less 1 acre	\$3,500.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$642,000.00	\$96,349.74	\$545,650.26
b. Dees (fee)	\$587,000.00	\$96,349.74	\$490,650.26

Review Appraiser: Andrews



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

42-RP. REAL PROPERTY
Department of Agriculture
 File # 06-79-06A
 Carroll County

Recommendation: Approve a partial release of 0.4810 +/- acres of land in exchange for adding 0.58 +/- acres of contiguous land to the existing agricultural preservation easement by amending the Easement.

Releasor: The State of Maryland, to the use of the Maryland Agricultural Land Preservation Foundation of the Department of Agriculture

Releasee: Cranberry Meadow Farms, Inc. and Roger A. Dell and Deanna J. Dell

Property: 0.4810 +/- acres

Grantors: Gregory W. Dell and Della L. Dell

Grantee: The State of Maryland, to the use of the Department of Agriculture on behalf of the Maryland Agricultural Land Preservation Foundation

Property: 0.58 +/- acres

Consideration: No Monetary Consideration

Remarks: Reference is made to Item P-11 of this Department's Agenda of 8/6/80, for the meeting of the Board of Public Works wherein approval was given to the Maryland Agricultural Land Preservation Foundation (hereinafter, "MALPF") to acquire an agricultural preservation easement on 132 and 5/8 acres of land for \$154,000 (the "MALPF Easement"). Purchase of the MALPF Easement was completed on 10/8/80.



DEPARTMENT OF GENERAL SERVICES
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42-RP. REAL PROPERTY (cont'd)

Board of Public Works Approval is requested to grant a partial release of 0.4810+/- acre of land from the operation and effect of the MALPF Easement in exchange for the addition of 0.58 +/- acre of contiguous land owned by Gregory W. Dell and Della L. Dell to the MALPF Easement by amending the Easement. The 0.58 +/-acre of additional land being added to the MALPF Easement has equal or better soils than the area being released from the MALPF Easement. In addition, the 0.4810 +/- acre being released from the MALPF Easement consists of primarily rocky soils and is not actively farmed. This request is being made so that the configuration of the Easement parcel and the adjoining farms will be made more consistent with the manner in which farming operations are currently conducted on the parcels. The land exchange will result in the MALPF Easement acreage increasing by 0.099 +/- acres. Therefore, said 0.4810+/- acre area of land should be released from the operation and effect of the Easement for transfer to Roger A. Dell and Deanna J. Dell, the owners of a contiguous parcel of land.

The Maryland Agricultural Land Preservation Foundation’s Board of Trustees approved this transaction at its Board meeting of May 27, 2025 as Agenda Item IV.A.1. A plat depicting the exchange of land is attached hereto. The appraisal unit of the Department of General Services has found that the exchange will have a net neutral effect on the value of the existing easement. Costs associated with this exchange will be paid by Cranberry Meadow Farms, Inc. the Easement Grantor.

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 6, 2026



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

43-RP. REAL PROPERTY
Department of Agriculture
File # 18-02-18
St. Mary’s County

Recommendation: Approve a release of ±.39-acre of land from the operation and effect of the existing agricultural preservation easement in exchange for creating a Permitted Use Envelope on ±.65-acre of land on the existing agricultural easement and ±1.05-acres of contiguous land to be added to the existing agricultural preservation easement area by amending the Easement.

Releasor: The State of Maryland, to the use of the Maryland Agricultural Land Preservation Foundation of the Department of Agriculture

Releasee: Justin Daniel Browne and Bonnie Jean Browne
(FKA Bonnie Jean Williams)

Property: ±.39 shall be released from the existing easement, and ±.65 shall be designated as the Permitted Use Envelope

Grantor: Justin Daniel Browne and Bonnie Jean Browne
(FKA Bonnie Jean Williams)

Grantee: The State of Maryland, to the use of the Department of Agriculture on behalf of the Maryland Agricultural Land Preservation Foundation

Property: ±1.05 acres

Consideration: No Monetary Consideration



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43-RP. REAL PROPERTY (cont'd)

Remarks: Approval was given to the Maryland Agricultural Land Preservation Foundation (hereinafter, "MALPF") to acquire an agricultural preservation easement on ± 163.5 acres of land for \$490,500.00. Purchase of the easement was completed on April 20, 2004.

Approval by the Board of Public Works is requested to authorize a release whereby the State of Maryland, to the use of the Maryland Agricultural Land Preservation Foundation (MALPF), will remove ± 0.39 acres of land currently owned by Mr. and Mrs. Browne from the operation and effect of the existing agricultural preservation easement.

This release is proposed in exchange for:

- (1) the establishment of a Permitted Use Envelope (PUE) on ± 0.65 acres within the existing easement area; and
- (2) the addition of ± 1.05 acres of contiguous land from a neighboring parcel, also owned by Mr. and Mrs. Browne, into the easement.

The land being added is contiguous to the existing easement area and contains soils of equal agricultural quality, thereby maintaining the integrity of the agricultural preservation program through an amendment to the easement.

In 2008, a one-acre lot ("Owner's Lot") was released from the easement restrictions for the purpose of constructing a residence. In 2023, it was discovered that certain encroachments from structures located on the Owner's Lot extended onto the easement property, and that an excavation business was operating on the easement property, both of which constitute violations of the terms of the easement.

To resolve these violations, the landowners have agreed to complete the proposed land exchange and establish the Permitted Use Envelope. The Board of Trustees of the Maryland Agricultural Land Preservation Foundation has reviewed and approved the transaction.



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43-RP. REAL PROPERTY (cont'd)

A survey depicting the proposed land exchange and the location of the Permitted Use Envelope is attached hereto. The Appraisal Unit of the Department of General Services has determined that the proposed exchange will have a net neutral effect on the value of the existing easement.

All costs associated with this transaction will be borne by Mr. and Mrs. Browne.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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44-LL. LANDLORD LEASE (cont'd)

Remarks: This space has been leased by Allegany Law Foundation, LLC since 2021. Lessee shall occupy and use the Demised premises solely for office space. The space includes the dedicated use of two parking spaces, identified as parking spaces #10 and #11, located in the area designated as employee parking in the parking lot fronting the Western Maryland Railway Station, 13 Canal Street, Cumberland, MD 21502

BOARD OF PUBLIC WORKS

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

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

Recommendation: Approve a renewal lease

Prior Board Actions: DGS Item 68-LL, 06/08/2022; DGS Item 35-LL, 03/01/2023;
DGS Item 34-LL, 5/15/2024; DGS Item 35-LL, 4/23/2025

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

Lessee: Jonathan Dayton d/b/a Dayton Business Ventures, LLC,
14609 Michael Road, Cumberland, MD 21502

Property Location: Western Maryland Railway Station, 4th Floor, Rm 405
13 Canal Street, Cumberland, MD 21502

Space Type: Office Space (200 sq.ft.)

Lease Type: New Lease (*continued use*)

Lease Term: 07/01/2026 – 06/30/2028

Annual Rent: \$2,700.66 (1st Year) ***Monthly Rate:*** \$225.06 (1st Year)
\$2,781.00 (2nd Year) \$231.75 (2nd Year)

Square Foot Rate: \$13.50 (1st Year); \$13.91 (2nd Year)

Utilities/Custodial Responsibility: Lessor/Lessee

Termination for Convenience Clause: Yes

Procurement Method: Exempt in accordance with State Finance & Procurement, Section
4-318 (4) where the State is the lessor.



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45-LL. LANDLORD LEASE (cont'd)

Remarks: Tenant shall occupy and use the Demised Premises for and only for office space. The space includes the dedicated use of one parking space, identified as space #8, located in the employee parking area of the parking lot fronting the Western Maryland Railway Station, 13 Canal Street, Cumberland, MD 21502.

BOARD OF PUBLIC WORKS

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DEPARTMENT OF GENERAL SERVICES
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REVISED

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

46-LL. LANDLORD LEASE
Department of Natural Resources

Recommendation: Approve a lease renewal

Prior Board Actions: 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: 5/30/2026 – no later than 12/31/2029 for up to three and a half (3.5) years of rubble placement (Operational Period)
 By 01/01/2030 – no later than 12/31/2032 for up to three (3) years to close, permanently cap the landfill, and subsequent post-closure activity (Closure Period)

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



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46-LL. LANDLORD LEASE (cont'd)

<i>Estimated Full Term Rent Value:</i>	\$3,300,000.00 (based on \$750,000 annual estimate for 3.5 years, the additional consideration, and the tipping fee percentage)
<i>Additional Parking Fees:</i>	No
<i>Utilities/Custodial Responsibility:</i>	Tenant/Tenant
<i>Termination for Convenience Clause:</i>	Yes
<i>Procurement Method:</i>	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 will end no later than December 31, 2029, with a [...] 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.



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46-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.

BOARD OF PUBLIC WORKS

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

**47-LT. TENANT LEASE
*District Court of Maryland***

Recommendation: Approve a renewal lease

Prior Board Action: DGS 11-LT-OPT, 7/22/2020

Lessor: The Board of County Commissioners of Washington County, MD
100 West Washington Street, Hagerstown, MD 21740

Lessee: District Court of Maryland

Property Location: 500 Western Maryland Parkway, Hagerstown, MD 21740

Space Type: Office w/ client interaction (1,572 NUSF)

Lease Type: New (*continued use*)

Term: 06/01/2026 - 05/31/2036 (w/ 6-month hold-over)

***Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):*** 06/01/2036 – 05/31/2041

Annual Rent: \$27,510.00 (Year 1) ***Square Foot Rate:*** \$17.50 NUSF

Rent Escalation: N/A

Estimated Full Term Rent Value: \$275,100.00

Fund Source: 100% General Funds ***Appropriation Code:*** B004 1301

Utilities/Custodial Responsibility: *Lessor/*Lessee

Termination for Convenience Clause: Yes

*Utility expenses are paid by the Lessor (Landlord)

* Custodial Responsibilities are paid by the Lessee (Agency) under a separate contract procured by the agency.



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47-LT. TENANT LEASE (cont'd)

Procurement Method: Sole Source
 See COMAR 21.05.05.02.D; DGS Space Mgmt Manual §6-605 E

Remarks: The Commissioner's Office has occupied this location since 2010. The agency operates 24 hours a day, seven days a week. There is no annual rental rate escalation over the ten-year term.

Climate/Sustainability: N/A – Intergovernmental Lease.

Resident Business: Yes

MD Tax Clearance: 25-2275-1110

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SUPPLEMENTAL

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Contact: Alexis Croft 410-767-6684
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48-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works with respect to Grantee, Phoenix Foundation of Maryland, Inc and the Beneficiary, 115 Arts Trust, a Maryland Statutory Trust.

- (1) Grant consent to the Grantee to transfer the real property at 117 E. Church Street, Frederick Maryland 21701
- (2) Forgive the Grantee repayment of the grant funds, as described.

Grantee: Phoenix Foundation of Maryland, Inc
Beneficiary: 115 Arts Trust, a Maryland Statutory Trust
Property: 117 E. Church Street, Frederick Maryland 21701
Prior Actions: DGS Item 20-G084 (\$42,500), 20-G175 (\$42,500) BPW Item 5-CGL, 6/2/2021

Background: *The Grant.* The purpose of this request is to provide written Notice of the proposed transfer of the 115 Arts Trust, A Maryland Statutory Trust Property at 117 E. Church Street Frederick, Maryland 21701 to Young Men’s Christian Association, Inc.

(“Property”). This Notice is provided to the Board of Public Works pursuant to Section 13 of the above-referenced Grant Agreements to the extent such Notice is required. The Property is the location of the Phoenix Foundation, Inc. Funds received under the Grant Agreement for DGS Item 20-G084 and 20-G175, were expended for the renovation and the reconstruction of the property. The funds were used to stabilize the property, restore cabling, plumbing, dry wall installation waterline installation. There will be no change in the use of the property. The grantee will continue its operations at the site under the terms of the existing lease, which the new owner has agreed to honor.

Grant Agreements dated 4/14/2021: The grant agreement between the State and the Grantee states:



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

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

Use of Proceeds. There will be no proceeds from the transfer of the property.

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SUPPLEMENTAL

*Contact: Tyler Williams 410-260-8090
tyler.williams1@maryland.gov*

**49-S. SERVICES CONTRACT
*Department of Natural Resources***

Contract ID: Deep Creek Lake Park Boating Concession Services; *K00R6600018, BPM055447*
ADPICS No.: K00P6600018, CTR026661

Contract Description: Seasonal daily operation of concession services at Deep Creek Lake State Park, including snack bar sales, paddle craft rentals, and pontoon boat tours, during the summer operating season.

Award: Everbright Pacific LLC (dba Wisp Resort); McHenry, MD

Contract Term: 06/04/2026* – 03/30/2031 (**Or earlier upon BPW approval*)

Amount: 17% Transaction Fee per Use
\$119,000 (estimated State revenue)
\$581,000 (estimated vendor revenue)
\$700,000 (estimated total value)

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

Bid:

<i>Bidder</i>	<i>Amount</i>
Everbright Pacific LLC (dba Wisp Resort); McHenry, MD	\$700,000

MBE/VSBE Participation: 5% / 0%

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbent: Same

Requesting Agency Remarks: These services are used by park visitors and provide public access to food service, recreational boat rentals, and guided lake activities during the peak summer season. The contractor will furnish staffing, equipment, required permits, routine maintenance, utilities, trash removal, and safe boat rental operations, while the Department provides a concession building, storage shed, and dock slip. Without this contract, the Department anticipates park attendance would diminish during the operation period between Memorial Day and Labor Day holidays.



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SUPPLEMENTAL

49-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

The limited vendor response is consistent with the geographic constraints of this procurement, which is located in Western Maryland where the pool of qualified vendors is limited. The proposed commission rate has been compared against prior contract history. Commission rates over the last several contracts have ranged from 14% to 17%. The incumbent's proposed rate of 17% represents the highest commission rate offered to the State. Based on this historical comparison and the limited vendor market, the Procurement Officer determines the proposed commission rate to be fair and reasonable and this award to be in the best interest of the State.

Due to a lack of certified firms, no VSBE subcontracting participation goal was established for this contract.

Fund Source: 100% Special Funds (Revenue Generating)

Approp. Code: A0301

Resident Business: Yes

MD Tax Clearance: 26-1164-1110

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