Board of Public Works
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September 2, 2026

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

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

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BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 2, 2026

Contact: Jason Keppler 410 841-5864
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1. DEPARTMENT OF AGRICULTURE

Maryland Agricultural Cost-Share Program - Grants

***Recommendation*:** That the Board of Public Works approve funding for 11 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*:** $234,400

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

Agreement #	Amount	County	Grantee
RS-2027-2023	$51,500	Baltimore	Mary E. Price
RS-2027-2039	$21,400	Baltimore	White House Nurseries, Inc.
RS-2027-2041	$68,300	Baltimore	White House Nurseries, Inc.
MP-2026-2590-C	$31,000	Carroll	Fern Haines & Sons
MP-2027-2033-R	$9,600	Carroll	Robert Francis Bowers, IV
MP-2027-2065	$22,600	Carroll	Arbaugh's Flowing Spring, Inc.
MP-2027-2047	$13,800	Frederick	Chestnut Hill Farm & Market, LLC
AT-2026-2633	$2,100	Kent	Alain Capel Hanggi
AT-2027-2071	$9,400	Kent	Robert Wells Hester, Sr.
SA-2027-2044	$4,000	Kent	Top of Kent Farm, LLC
AT-2027-2070	$700	Queen Anne's	Waterman, Inc.

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APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**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**

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

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

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

Amount: $3,975.73

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
MP-2026-2321	$3,975.73	Frederick	Tyler R. Nowell

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

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

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

Recommendation: That the Board of Public Works approve reverting the balances on nine 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: $128,107.92

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

Agreement #	Amount	County	Recipient	Status
CR-2026-2412	$86,200.00	Caroline	Levi T. Hayman	Completed/Funded with Federal Funds
MP-2026-2493	$13,771.52	Carroll	Jon M. Reifsnider	Completed
MP-2026-2559	$2,713.28	Carroll	Marc S. Fisher	Completed
MP-2026-2577	$9,600.00	Carroll	Mehrl C. Adkins, Jr.	Completed/Funded with Federal Funds
RS-2026-2488	$3,000.00	Carroll	Dell Brothers, Inc.	Completed
RS-2026-2580	$3,759.00	Carroll	Dell Brothers, Inc.	Completed
AT-2026-2560	$1,085.00	Cecil	Cynthia Rose Henderson	Completed
LS-2026-2561	$1,013.12	Harford	Ma & Pa Holsteins	Completed
CH-2026-2581	$6,966.00	Queen Anne's	Grasslands Plantation, Inc.	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**

Contact: Judy K. Rupp 410-260-1539
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4. ADMINISTRATIVE OFFICE OF THE COURTS

Circuit Court Charges, Costs, and Fees

Recommendation: That the Board of Public Works approve the State Court Administrator's four proposed fee revisions to the *Schedule of Charges, Costs and Fees to be Charged by the Clerks of the Circuit Courts* ("the Fee Schedule").

Prior Approvals: Secretary's Agenda Item 24 (10/19/1994)
Secretary's Agenda, Item 8 (9/17/2014)
Secretary's Agenda, Item 2 (5/16/2018)
Secretary's Agenda, Item 1 (9/15/2021)

Authority: Courts and Judicial Proceedings Article, Section 7-202(a)(1)(i): "*The State Court Administrator shall determine the amount of all court costs and charges for the circuit courts of the counties with the approval of the Board of Public Works.*"

Proposal:

1. Section II.A.1(A) – Delete Subsection (1) a certified copy of a pleading giving rise to a lis pendens or a notice of lis pendens;

2. Section II.A.1(A) – Delete Subsection (2) a petition for writ of habeas corpus, except when filed by the Office of the Public Defender;

3. Section II.A.1 – Add Subsection (F) A clerk shall collect no fee for docketing a petition for emergency evaluation under Health-General Article, Section 10-622;

4. Section II.A.1 – Add Subsection (G) A clerk shall collect no fee for docketing a petition for assisted outpatient treatment under Health-General Article, Section 10-6A-04.

Remarks: The first proposed revision is offered to account for Rule changes mandated by the February 9, 2022 Rules Order of the Supreme Court of Maryland on the 209th Report and Supplement of the Standing Committee on Rules of Practice and Procedure, effective April 1, 2022. The revisions eliminated the filing of any lis pendens action in a civil case and requires that a lis pendens only be filed in the land records department of a clerk's office.

Amended Rule 12-102(b) indicates "[I]n an action to which the doctrine of lis pendens applies, the filing in the land records of a county in which real property that is the subject of the action is located of either (1) a certified copy of the complaint giving rise to lis pendens or (2) a Notice of Lis Pendens, substantially in the form approved by the State Court Administrator and posted on the Judiciary website, is constructive notice of the pending action as to the subject real property located in that county."

4. ADMINISTRATIVE OFFICE OF THE COURTS (*continued*)

Remarks (continued):

The Fee Schedule, at Section II.A.1(A)(1), currently requires a circuit court clerk to include a filing fee amount of $165 in costs assessed for filing a Notice of Lis Pendens complaint. Since Rule 12-102(b) was amended to only allow Notice of Lis Pendens be filed in the land records of a circuit court, and not as a civil complaint, Section II.A.1(A)(1) of the Fee Schedule is no longer needed. Fees for recording Notice of Lis Pendens are governed by Real Property § 3-601(a)(2)(i) and Courts and Judicial Proceedings § 13-604(a).

It is the State Court Administrator's first proposed recommendation that Section II.A.1(A)(1) be deleted from the Fee Schedule.

The second proposed revision is offered in response to confusion caused by Section II.A.1(A)(2) because it singles out habeas corpus cases, but not other, similar civil proceedings arising out of criminal cases – specifically post-conviction and coram nobis proceedings. It is unclear whether the singling out of habeas corpus can be read to imply that no fee should be charged for a post-conviction or coram nobis case. This confusion has resulted in varying treatment of the fee in different circuit courts.

Since habeas corpus, post-conviction, and coram nobis are civil proceedings, they are covered by Section II.A.1(A). Therefore, Section II.A.1(A)(2) is unnecessary.

Further, Section II.A.1(A)(2) notes that a habeas corpus petitioner is exempt from paying a filing fee if represented by the Public Defender. The Public Defender is already exempted from paying fees in cases. (See of the Courts & Judicial Proceedings Article § 7-202(b) and Rule 1-325). Thus, the Public Defender exemption in this section is unnecessary.

It is the State Court Administrator's second proposed recommendation that Section II.A.1(A)(2) be deleted from the Fee Schedule.

The third proposed revision is offered in response to questions raised following the enactment of Health-General Article, Section 10-6A-04 concerning filing fees under Health-General Article, Section 10-622.

In considering the State Court Administrator's recommendation regarding filing fees for petitions for assisted outpatient treatment under Health-General Article, Section 10-6A-04 (addressed below in proposed revision four), questions were raised regarding filing fees for petitions for emergency evaluations under Health-General Article, Section 10-622, which are not currently addressed in the Fee Schedule.

Both petitions for emergency evaluations under Health-General Article, Section 10-622 and petitions for assisted outpatient treatment under Health-General Article, § 10-6A-04 are intended to seek a court's assistance to maintain the health and safety of the respondent and/or community. Requiring a filing fee for these petitions may create a financial barrier that deters

4. ADMINISTRATIVE OFFICE OF THE COURTS (*continued*)

Remarks (continued):

self-represented litigants from seeking a court's assistance to maintain the health and safety of a respondent and/or community. Therefore, the State Court Administrator does not recommend charging a fee for these petitions.

It is the State Court Administrator's third proposed recommendation that the Fee Schedule be revised to preclude a clerk from collecting a fee for docketing a petition for an emergency evaluation under Health-General Article, Section 10-622.

The fourth proposed revision is offered in offered in response to 2024 Maryland Laws Chapter 704 (Senate Bill 453) which established statutory authority for a civil court to order an individual to adhere to outpatient care.

The following is a summary of the relevant provisions of Chapter 704 of 2024.

Chapter 704:

1. Established a new civil case type under Health-General Article, Section 10-6A-05 which gives a civil court the authority to order an individual to adhere to outpatient care upon the filing of a petition for assisted outpatient treatment and a finding of clear and convincing evidence that assisted outpatient treatment is the least restrictive alternative appropriate to maintain the health and safety of the respondent.

2. Authorizes petitions for assisted outpatient treatment to be made under Health-General Article, Section 10-6A-04 by the director of a mental health program receiving State funding under Subtitle 9, Part 1 of the title, or by any individual at least 18 years old who has a legitimate interest in the welfare of the respondent.

3. Did not address the assessment or waiving of a filing fee for petitions for assisted outpatient treatment under Health-General Article, Section 10-6A-04.

Pursuant to Courts and Judicial Proceedings Article, Section 7-202(b), circuit court clerks are not authorized to impose filing fees on petitions filed by directors of mental health programs receiving state funding. However, the current Fee Schedule does not address court costs and charges for civil cases filed under Health-General Article, Section 10-6A-04 by individuals at least 18 years old who have a legitimate interest in the welfare of the respondent.

As indicated in proposed revision three, these petitions are intended to seek a court's assistance to maintain the health and safety of the respondent. Requiring a filing fee may create a financial barrier that deters self-represented litigants from seeking a court's assistance to maintain the health and safety of a respondent.

4. ADMINISTRATIVE OFFICE OF THE COURTS (*continued*)

Remarks (continued)

It is the State Court Administrator's fourth proposed recommendation that the Fee Schedule be revised to preclude a clerk from collecting a fee for docketing a petition for assisted outpatient treatment under Health-General Article, Section 10-6A-04.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

REVISED *at the meeting*

Contact: Rebecca Ruff 410-260-7390
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5. BONDS

Recommendation: The State Treasurer recommends the adoption of the attached resolutions concerning the sale of $600,000,000 State of Maryland General Obligation Bonds, to be known as the State and Local Facilities Loan of 2026, Second Series, consisting of:

- Second Series – $600,000,000 Tax-Exempt Bonds (Competitive)
  - Second Series Bidding Group 1 – $322,310,000[1] Tax-Exempt Bonds (Competitive)
  - Second Series Bidding Group 2 – $277,690,000[2] Tax-Exempt Bonds (Competitive)

dated as of their date of delivery, expected to be September 16, 2026.

- Ratifying and approving:

(i) The Preliminary Official Statement dated August 26, 2026;
(ii) The Summary Notice of Sale for the Second Series Bonds distributed via The Municipal Market Monitor (TM3) on August 14th, 2026; and
(iii) The resolutions authorizing the Bond Sale adopted on August 5, 2026.

- Accepting electronically transmitted bids for the purchase of the Second Series Bidding Group 1 Bonds, and the Second Series Bidding Group 2 Bonds.

- Determining the successful bidders and awarding sale of the Second Series Bidding Group 1 Bonds, and the Second Series Bidding Group 2 Bonds to the winning bidders.

- Ordering the sale and issuance of the Second Series Bonds, at the rates set forth in the successful bids.

- Authorizing and approving the issuance of the final Official Statement.

Winning bidder for Second Series Bidding Group 1 – Tax-Exempt Bonds (competitive): BofA Securities New York, NY

Winning bidder for Second Series Bidding Group 2 – Tax-Exempt Bonds (competitive): BofA Securities New York, NY

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

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

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

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

ANNE ARUNDEL COUNTY

25-0225 ALAN KRAFT – To provide shoreline erosion control and restoration of a historical beach by constructing a stone groin and nourishing an existing beach with sand.

Edgewater, South River

Special conditions: Time of year restriction. Requirements for beach nourishment.

25-1094 *RAYMOND SEDWICK* – To provide shoreline erosion control by constructing stone containment structures, filling and grading with sand, and planting marsh vegetation.

Edgewater, South River

Special Conditions: Time of year restriction. Requirements for accepting Marsh Maintenance Plan and construction of the marsh establishment area.

Wetlands Created: 23,003 square feet

26-0063 NANCY A. IREY – To improve navigable access by mechanically maintenance dredging a spur channel, depositing dredged material at an approved disposal site, and providing periodic maintenance dredging for six years.

West River, Johns Creek

Special conditions: Time of year restriction. Requirements for dredge material transport and disposal, staking the area to be dredged, post dredge bathymetric survey, and maintenance dredging. License provides no justification or assurance for future dredging.

Submerged Aquatic Vegetation (SAV)Removed: 743 square feet (0.02 acre)

6. BOARD OF PUBLIC WORKS (*continued*)

ANNE ARUNDEL COUNTY *(continued)*

26-0064 CATHERINE D. BOWER – To improve navigable access by mechanically maintenance dredging a spur channel, depositing dredged material at an approved disposal site, and providing periodic maintenance dredging for six years.

West River, Johns Creek

Special conditions: Time of year restriction. Requirements for dredge material transport and disposal, staking the area to be dredged, post dredge bathymetric survey, and maintenance dredging. License provides no justification or assurance for future dredging.

26-0065 JOHN MATEJKO – To improve navigable access by mechanically maintenance dredging a spur channel, depositing dredged material at an approved disposal site, and providing periodic maintenance dredging for six years.

West River, Upper West River

Special conditions: Time of year restriction. Requirements for dredge material transport and disposal, staking the area to be dredged, post dredge bathymetric survey, and maintenance dredging. License provides no justification or assurance for future dredging.

ST. MARY'S COUNTY

26-0028 MARYLAND DEPARTMENT OF NATURAL RESOURCES – To provide shoreline erosion control by constructing a hardwood log sill and a stone containment sill, filling and grading with sand, planting marsh vegetation, and placing oyster reefs and warning sign pilings.

Scotland, Lake Conoy

Special conditions: Requirements for constructing marsh establishment area and accepting marsh maintenance plan.
Wetlands Created: 15,367 square feet

TALBOT COUNTY

26-0083 JACK MEYERHOFF – To provide navigable access and reduce shoreline erosion by constructing a timber pier with a platform, a boatlift with associated piles, mooring piles, and stone edging.

Easton, Miles River

Special conditions: Time of year restriction. Requirements for constructing vents. Restrictions on total platform area and attaching accessory platforms to any existing or proposed boat lifts.

6. BOARD OF PUBLIC WORKS (*continued*)

TALBOT COUNTY *(continued)*

26-0289 THOMAS E. JAMES JR. – To provide shoreline erosion control by constructing a stone revetment and a stone containment sill, filling and grading with sand, and replacing a storm drain pipe.

Tilghman, Chesapeake Bay

Special conditions: Requirements for beach nourishment area, vent construction, and design and construction of the stone revetment. Restrictions on use of asphalt rubble in the revetment.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Bill Morgante 410-260-7791
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7. BOARD OF PUBLIC WORKS
Wetlands License -- #23-0585(R1) – ORT Farms LLLP
Modification

Recommendation: The Board of Public Works Wetlands Administrator recommends that the Board approve a modification to Tidal Wetlands License No. 23-0585 authorizing the construction of sand containment sills, stone edging, and riprap revetment, filling and grading with sand, planting marsh vegetation, and planting marsh vegetation. The purpose of this modification is to update the address for the proposed work, increase the number of sand containment sills to be constructed and the associated area to be filled and graded with sand, increase the marsh area to be created, and implement measures to safeguard nearby oyster leases.

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

- Application received — January 2, 2026
- Public comment period ended — July 15, 2026
- MDE Report and Recommendation — August 10, 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.

TALBOT COUNTY

23-0585(R1) ORT FARMS LLLP – To reduce shoreline erosion by constructing low profile stone containment sills, low profile stone edging, a riprap revetment, filling and grading with sand, planting marsh vegetation, and filling and grading with marsh vegetation.

Oxford, Tred Avon River

Special conditions: Time of year restriction. Requirements for marsh establishment area, signing and acceptance of marsh maintenance plan, vent constructions, design and construction of revetment, wetland enhancement of the Phragmites area, General Permit for Discharges, eradicating Phragmites, beach nourishment area, ***and notifying leaseholders prior to commencement of construction. Restriction on*** *use of asphalt rubble and* ***disturbing Oyster Lease's corner markers****. (The preceding bold conditions are new conditions added as part of this modification.)*

Wetlands Created: 118,434 sf
Wetlands Enhanced: 29,936 sf

7. BOARD OF PUBLIC WORKS *(continued)*

TALBOT COUNTY *(continued)*

Original Approval: Secretary's Agenda, Item 4 (5/15/2024) in which the Board authorized the following:

23-0585 *ORT FARMS LLLP – To reduce shoreline erosion by constructing low profile stone containment sills, low profile stone edging, a riprap revetment, filling and grading with sand, planting marsh vegetation, and filling and grading with marsh vegetation.*

Oxford, Tred Avon River

Special conditions: Time of year restrictions. Requirements for marsh establishment area, signing and acceptance of marsh maintenance plan, vent constructions, design and construction of revetment, wetland enhancement of the Phragmites area, General Permit for Discharges, eradicating Phragmites, and beach nourishment area. Restriction on use of asphalt rubble.
Wetlands Created: 32,286 sf
Wetlands Enhanced: 29,936 sf

Contact: Shakira Johnson 410-260-8093
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8. DEPARTMENT OF NATURAL RESOURCES

Construction Contract - Park System Critical Maintenance

Contract ID: Historic Masonry & Exterior Repairs to Weaver Building in Baltimore City; *EC26-09593-30*
ADPICS No.: 605B7600014

Recommendation: That the Board of Public Works approve a contract to perform exterior masonry repairs, repointing, patching and façade cleaning at the historic Kenneth N. Weaver Building and Annex in Baltimore City.

Authority: Section 5-220, Natural Resources Article, Annotated Code of Maryland

***Award*:** EARN Contractors, Inc. (CSB, MBE)

***Contract Term*:** 60 Calendar Days

***Amount*:** $203,833 NTE

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

***Bids*:**

Bidders	***Amounts***
EARN Contractors, Inc; Gaithersburg, MD	$203,833
Colossal Contractors; Burtonsville, MD	$290,570

***MBE/VSBE Participation*:** 8% / 0%

***Performance Security*:** None

***Remarks*:** The Weaver Building was originally constructed in 1889 and is currently occupied by the Maryland Department of Natural Resources. The last time extensive exterior repairs were performed were between 1984 and 1986 during major renovations to the facility when the MD DNR acquired the property. Over the 40 years since the previous renovations, regular aging and deterioration of the masonry joints and exterior surfaces have occurred that need to be repaired in order to prevent water infiltration/damage and the surfaces need to be cleaned to prevent deterioration of the historic stoneworks.

8. DEPARTMENT OF NATURAL RESOURCES *(continued)*

Remarks (continued):

An Invitation for Bids (IFB) was advertised on eMaryland Marketplace Advantage (eMMA) on April 27, 2026, electronically notifying 968 potential vendors including 149 certified Minority Business Enterprise (MBE) firms and 42 Veteran-owned Small Business Enterprises (VSBE). Four bids were received and opened on June 03, 2026. One bid was withdrawn at the request of the bidder citing an error made during bid submission. Written request for the withdrawal was submitted to the Procurement Officer and subsequently approved by the Department of Natural Resources. One bid was determined to be not responsive and rejected for failing to provide a bid bond as required per the solicitation published on eMMA.

EARN Contractors, Inc., a Certified Small Business (CSB) and Minority Business Enterprise (MBE) has been found responsible and its bid responsive. The bid pricing has been confirmed, and the recommended award was based on the lowest cost from a vendor deemed reasonably susceptible of receiving award.

This solicitation was designated as a Small Business Reserve (SBR) procurement. An MBE subcontracting participation goal of 8% was established for this solicitation; however, no VSBE subcontracting participation goal was established due to the extremely limited pool of certified vendors registered to perform the services outlined in the scope of work. EARN Contractors, Inc. has committed to meeting the established MBE subcontracting participation goal of 8% and will self-perform half of the goal.

***Fund Source*:** Special Funds (Parks System Critical Maintenance Fund)

***Approp. Code*:** 30.01.09 PCA#24D71, AOBJ 14/02

***Resident Business*:** Yes

MD Tax Clearance: 26-3245-0111

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Samantha Buchanan 410-260-8055
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9. DEPARTMENT OF NATURAL RESOURCES
Marylanders Grow Oysters Program

***Contract ID*:**	Marylanders Grow Oysters Program in Maryland Sanctuaries 2026 – 2027 ADPICS # 605B7600004.
Recommendation:	That the Board of Public Works approve the Department of Natural Resources awarding a contract to provide hatchery spat for sanctuary sites that are planted under the Marylanders Grow Oysters Program.
Authority:	Section 8-301, State Finance & Procurement Article, Annotated Code of Maryland
Award:	Chesapeake Appreciation /Oyster Recovery Partnership, a § 501(c) (3) organization
Procurement Exemption:	Section 11-203(a)(xviii), State Finance and Procurement Article, Annotated Code of Maryland
Amount:	$140,000 NTE
Contract Term:	9/16/2026* – 12/31/2027 **(or earlier, upon BPW approval)*
Incumbent:	Same

Remarks: The Marylanders Grow Oysters Program assists with oyster restoration efforts in Maryland's Chesapeake Bay oyster sanctuaries. The contractor shall produce, deliver, and assist with planting spat. DNR's Oyster Restoration Program enhances native oyster populations through rehabilitating oyster habitat. Enhancing oyster habitat is an identified strategy for reestablishing a self-sustaining oyster population in the Chesapeake Bay, and supports the goals stated in Maryland's Oyster Restoration Plan.

The Department is seeking approval of the contract award with currently appropriated funds. The Department will return to the Board of Public Works to request approval to use preauthorized funds once the funds become available.

Fund Source: MCCBL 2025 ($20,000); MCCBL of 2026 ($40,000)

Preauthorized: MCCBL of 2027($70,000) MCCBL of 2028 ($10,000)

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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10. MARYLAND DEPARTMENT OF THE ENVIRONMENT
Bay Restoration Fund

***Recommendation*:** That the Board of Public Works approve annual funding as described

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

Project: Operation and Maintenance Grants for Wastewater Treatment Plants

Amount: Up to $11,000,000

Location: Statewide

Project Description: As provided for under the Bay Restoration Fund Act, up to 10% of the annual revenue generated from wastewater treatment plant users deposited with MDE may be allocated for operation and maintenance costs of a wastewater treatment plant operating at the enhanced nutrient removal level. MDE's grant recommendations are based on base-grant of $30,000 for every million gallons per day of design capacity, with a minimum grant award of $30,000 (unless prorated for partial year of operations), and maximum award of $300,000 per year for any plant. In addition to the base-grants, additional grants are recommended for plants achieving better than the enhanced nutrient removal level. These plants have successfully achieved the goals of effluent levels at or below Total Nitrogen of 3 mg/l and Total Phosphorous of 0.3 mg/l, reducing nitrogen discharged to Chesapeake Bay by over 10,788,000 pounds per year, and phosphorus by over 1,136,000 pounds per year.

***Recipients*:**

ENR Wastewater Treatment Plant	Recipient	County	FY 2027 Grant Amount
John J. Difonzo	City of Cumberland	Allegany	$453,239.01
George's Creek	Allegany County	Allegany	$53,855.65
North Branch	Allegany County	Allegany	$92,932.07
Rocky Gap	Maryland Environmental Service	Allegany	$31,195.95
Annapolis	Anne Arundel County	Anne Arundel	$338,166.63

10. MARYLAND DEPARTMENT OF THE ENVIRONMENT *(continued)*

Recipients (continued):

ENR Wastewater Treatment Plant	Recipient	County	FY 2027 Grant Amount
Broadneck	Anne Arundel County	Anne Arundel	$291,096.03
Broadwater	Anne Arundel County	Anne Arundel	$81,618.01
Cox Creek	Anne Arundel County	Anne Arundel	$301,050.97
Dorsey Run	Maryland Environmental Service	Anne Arundel	$80,761.45
Maryland City	Anne Arundel County	Anne Arundel	$97,830.38
Patuxent	Anne Arundel County	Anne Arundel	$320,924.04
Back River	Baltimore City	Baltimore	$1,924,565.18
Chesapeake Beach	Town of Chesapeake Beach	Calvert	$46,136.54
Denton	Town of Denton	Caroline	$32,116.50
Mount Airy	Town of Mount Airy	Carroll	$48,088.87
Taneytown	Town of Taneytown	Carroll	$33,000.00
Westminster	City of Westminster	Carroll	$236,094.93
Chesapeake City	Town of Chesapeake City	Cecil	$32,721.56
Harbour View	Cecil County	Cecil	$30,643.41
Northeast River	Cecil County	Cecil	$80,735.83
Port Deposit	Cecil County	Cecil	$32,376.49
Rising Sun	Town of Rising Sun	Cecil	$35,884.62
Indian Head	Town of Indian Head	Charles	$36,653.78
Cambridge	City of Cambridge	Dorchester	$246,985.45
Hurlock	Town of Hurlock	Dorchester	$69,617.91
Twin Cities	Town of Secretary	Dorchester	$20,000.00
Ballenger Creek	Frederick County	Frederick	$430,649.46
Brunswick	City of Brunswick	Frederick	$48,145.01
Thurmont	Town of Thurmont	Frederick	$38,774.07
Victor Cullen	Maryland Environmental Service	Frederick	$30,057.42
Aberdeen	City of Aberdeen	Harford	$146,662.72
Havre de Grace	City of Havre de Grace	Harford	$95,155.11
Joppatowne	Harford County	Harford	$35,457.72
Sod Run	Harford County	Harford	$425,042.91
Little Patuxent	Howard County	Howard	$476,320.23
Chestertown	Town of Chestertown	Kent	$30,000.00

10. MARYLAND DEPARTMENT OF THE ENVIRONMENT *(continued)*

Recipients (continued):

ENR Wastewater Treatment Plant	Recipient	County	FY 2027 Grant Amount
Damascus	WSSC	Montgomery	$65,779.32
Seneca	WSSC	Montgomery	$350,505.10
Bowie	City of Bowie	Prince George's	$100,236.15
Parkway	WSSC	Prince George's	$413,500.83
Piscataway	WSSC	Prince George's	$634,681.14
Western Branch	WSSC	Prince George's	$1,019,048.60
Queenstown	Town of Queenstown	Queen Anne's	$32,276.92
Eastern Correctional Institution	Maryland Environmental Service	Somerset	$43,928.05
Marlay Taylor	St. Mary's MetCom	St. Mary's	$202,693.05
Easton	Easton Utilities	Talbot	$162,712.40
Talbot Region II	Talbot County	Talbot	$37,989.57
Boonsboro	Town of Boonsboro	Washington	$36,448.69
Conococheague	Washington County	Washington	$144,303.78
Hagerstown	City of Hagerstown	Washington	$298,818.16
Maryland Correctional Institution	Maryland Environmental Service	Washington	$68,977.10
Winebrenner	Washington County	Washington	$33,584.03
Delmar	Town of Delmar	Wicomico	$37,481.82
Fruitland	City of Fruitland	Wicomico	$32,426.55
Salisbury	City of Salisbury	Wicomico	$397,784.33
Pocomoke City	City of Pocomoke City	Worcester	$48,826.40
Snow Hill	Town of Snow Hill	Worcester	$33,442.13
		TOTAL	$11,000,000

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

11. MARYLAND DEPARTMENT OF THE ENVIRONMENT
Maryland Drinking Water State Revolving Loan Fund

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

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

Project: Larkwood Avenue Water Main Replacement

Recipient: Washington Suburban Sanitary Commission (WSSC)

Amount: Up to $4,788,811

Location: Prince George's County/Legislative District 26

Project Description: WSSC is implementing a system wide Water Main Reconstruction Program which involves the rehabilitation and replacement of water distribution system mains and related house water service connections. The purpose of the program is to renew and extend the useful life of these assets. Water mains are evaluated and selected based upon age, condition and number of failures. Portions of the water distribution system are beyond their useful service life and have experienced numerous water main breaks. These areas need to be replaced. Each project involves the replacement of water mains, water meters, service connections, and other equipment. Selected replacement is necessary to restore the supply of water in sufficient quantity, quality and pressure for domestic use.

Financing Description:

A. **New Loan** (up to) **$4,520,589** – **Drinking Water State Revolving Loan Fund**
Term. Period not to exceed 30 years following project completion.
Rate. The disadvantaged community interest rate of 25% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. (Based on this formula, in fiscal year 2026, loan recipients received interest rates ranging from 1.10% to 1.20%.)
Security. Borrower will deliver its bond, along with its full faith credit endorsement, to the Maryland Water Infrastructure Financing Administration.

B. **New Loan Forgiveness** (up to) **$268,222 – Drinking Water State Revolving Loan Fund**
This funding is provided under the Drinking Water State Revolving Loan Fund Program disadvantaged community criteria. The principal forgiveness loan terms/grant conditions are enforceable should grantee default.

11. MARYLAND DEPARTMENT OF THE ENVIRONMENT *(continued)*

Project Funding Sources:

Drinking Water State Revolving Loan Fund (*this Item*)	**$**	**4,520,589**
Drinking Water State Revolving Loan Fund Forgiveness (*this Item*)	**$**	**268,222**
Local Share/Other Funding	$	110,852
Total Estimated Project Cost	$	4,899,663

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

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

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

12. MARYLAND DEPARTMENT OF THE ENVIRONMENT
Maryland Drinking Water State Revolving Loan Fund

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

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

Project: Rolling Acres Water Main Replacement

Recipient: Washington Suburban Sanitary Commission (WSSC)

Amount: Up to $3,601,364

Location: Prince George's County/Legislative District 23

Project Description: WSSC is implementing a system wide Water Main Reconstruction Program which involves the rehabilitation and replacement of water distribution system mains and related house water service connections. The purpose of the program is to renew and extend the useful life of these assets. Water mains are evaluated and selected based upon age, condition and number of failures. Portions of the water distribution system are beyond their useful service life and have experienced numerous water main breaks. These areas need to be replaced. Each project involves the replacement of water mains, water meters, service connections, and other equipment. Selected replacement is necessary to restore the supply of water in sufficient quantity, quality and pressure for domestic use.

Financing Description:

A. **New Loan** (up to) **$3,148,104** – **Drinking Water State Revolving Loan Fund**
Term. Period not to exceed 30 years following project completion.
Rate. The disadvantaged community interest rate of 25% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. (Based on this formula, in fiscal year 2026, loan recipients received interest rates ranging from 1.10% to 1.20%.)
Security. Borrower will deliver its bond, along with its full faith credit endorsement, to the Maryland Water Infrastructure Financing Administration.

B. **New Loan Forgiveness** (up to) **$453,260 – Drinking Water State Revolving Loan Fund**
This funding is provided under the Drinking Water State Revolving Loan Fund Program disadvantaged community criteria. The principal forgiveness loan terms/grant conditions are enforceable should grantee default.

12. MARYLAND DEPARTMENT OF THE ENVIRONMENT *(continued)*

Project Funding Sources:

Drinking Water State Revolving Loan Fund (*this Item*)	**$**	**3,148,104**
Drinking Water State Revolving Loan Fund Forgiveness (*this Item*)	**$**	**453,260**
Local Share/Other Funding	$	83,365
Total Estimated Project Cost	$	3,684,729

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

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

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

13. MARYLAND DEPARTMENT OF THE ENVIRONMENT

Maryland Drinking Water State Revolving Loan Fund
Maryland Water Quality State Revolving Loan Fund

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

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

Project: Weldon Drive Water and Sewer Main Replacement

Recipient: Washington Suburban Sanitary Commission (WSSC)

Amount: Up to $3,601,612

Location: Prince George's County/Legislative District 26

Project Description: WSSC is implementing a system wide Water Main Reconstruction Program which involves the rehabilitation and replacement of water distribution system mains and related house water service connections. The purpose of the program is to renew and extend the useful life of these assets. Water mains are evaluated and selected based upon age, condition and number of failures. Portions of the water distribution system are beyond their useful service life and have experienced numerous water main breaks. These areas need to be replaced. Each project involves the replacement of water mains, water meters, service connections, and other equipment. Selected replacement is necessary to restore the supply of water in sufficient quantity, quality and pressure for domestic use. This project also includes replacement of a small segment of the sewer line in the area.

Financing Description:

A. **New Loan** (up to) **$2,376,905** – **Drinking Water State Revolving Loan Fund**
Term. Period not to exceed 30 years following project completion.
Rate. The disadvantaged community interest rate of 25% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. (Based on this formula, in fiscal year 2026, loan recipients received interest rates ranging from 1.10% to 1.20%.)
Security. Borrower will deliver its bond, along with its full faith credit endorsement, to the Maryland Water Infrastructure Financing Administration.

B. **New Loan Forgiveness** (up to) **$792,302 – Drinking Water State Revolving Loan Fund**
This funding is provided under the Drinking Water State Revolving Loan Fund Program disadvantaged community criteria. The principal forgiveness loan terms/grant conditions are enforceable should grantee default.

13. MARYLAND DEPARTMENT OF THE ENVIRONMENT *(continued)*

Financing Description (continued):

C. New Loan (up to) $432,405 – Water Quality State Revolving Loan Fund
Term. Period not to exceed 30 years following project completion.
Rate. The disadvantaged community interest rate of 25% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. (Based on this formula, in fiscal year 2026, loan recipients received interest rates ranging from 1.10% to 1.20%.)
Security. Borrower will deliver its bond, along with its full faith credit endorsement, to the Maryland Water Infrastructure Financing Administration.

Project Funding Sources:

Drinking Water State Revolving Loan Fund (*this Item*)	**$**	**2,376,905**
Drinking Water State Revolving Loan Fund Forgiveness (*this Item*)	**$**	**792,302**
Water Quality State Revolving Fund (*this Item*)	**$**	**432,405**
Local Share/Other Funding	$	83,370
Total Estimated Project Cost	$	3,684,982

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

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

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Phil Hutson 410-333-1560
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14. MARYLAND STADIUM AUTHORITY
Renovation Projects at Oriole Park at Camden Yards
Construction Management (CM) Services
GMP #8

Contract ID:	25-012
Recommendation:	That the Board of Public Works approve the Maryland Stadium Authority awarding a construction services contract for Guaranteed Maximum Price (GMP) Package No. 8 for the Renovation Projects at Oriole Park at Camden Yards located in Baltimore City.
Contractor:	Gilbane – Warren Builds, a Joint Venture Baltimore, MD
Prior Approvals:	Secretary's Agenda, Item 35 (7/17/2024) Secretary's Agenda, Item 13 (2/12/2025) Secretary's Agenda, Item 9 (5/21/2025) Secretary's Agenda, Item 17 (7/16/2025) Secretary's Agenda, Item 12 (8/27/2025) Secretary's Agenda, Item 13 (9/10/2025) Secretary's Agenda, Item 20 (3/4/2026) Secretary's Agenda, Item 12 (6/3/2026) Secretary's Agenda, Item 18 (7/22/2026)
Project:	Renovation Projects at Oriole Park at Camden Yards
Procurement Method:	Competitive Sealed Proposals
Bid Package Description:	GMP Package #8– Final Cleaning, Concrete, Misc. Metals, Rough Carpentry, Waterproofing, Fireproofing, Drywall & Ceilings, Painting, Flooring, MMA Flooring, Mechanical / Plumbing, Commissioning Support, Electrical, and Low Voltage.
Term:	7/17/2024 - 10/31/2028

14. MARYLAND STADIUM AUTHORITY (*continued*)

Pre-Construction Amount:	$1,097,444.00
GMP Package #1:	$22,744,395.36
GMP Package #2:	$59,778,808.66
GMP Package #3:	$26,479,689.29
GMP Package #4:	$11,576,326.44
GMP Package #5:	$8,137,777.93
GMP Package #6:	$29,953,608.00
GMP Package #7:	$23,183,298.99
GMP Package #8 (this Item):	**$25,282,538.80**
Revised Amount:	$208,233,887.49
MBE Participation (this Item):	18.29%
MBE Subgoals:	African American 8% Women 11%
MBE Compliance:	19.78%

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

The procurement process for GMP Package #8 proceeded as follows: Starting on June 22nd, 2026, Gilbane advertised the project for trade contractor participation in the following publications/services: eMaryland Marketplace Advantage, Maryland Stadium Authority website, Maryland Washington Minorities Companies Association, and via direct solicitation. An MBE outreach event was conducted by Gilbane / Warren Builds and a pre-bid site walkthrough was held at Oriole Park. Attendees were provided with summary project information.

Gilbane / Warren Builds advertised for bids on construction packages for Final Cleaning, Concrete, Misc. Metals, Rough Carpentry, Waterproofing, Fireproofing, Drywall & Ceilings, Painting, Flooring, MMA Flooring, Mechanical / Plumbing, Commissioning Support, Electrical, and Low Voltage. Competitive bids were received between July 17th, 2026 and July 22nd, 2026 by representatives from Gilbane / Warren Builds.

Post-bid scope review meetings with selected trade contractors began on July 20th, 2026 to ensure that the bids were both responsive and complete. Post bid scope review meetings were conducted virtually, and Gilbane / Warren Builds and MSA representatives were in attendance.

Gilbane / Warren Builds submitted GMP #8 Package on August 17th, 2026.

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

14. MARYLAND STADIUM AUTHORITY (*continued*)

Remarks (continued):

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

The project is designed to the latest energy codes increasing energy control and efficiency of the stadium. Through the multi-phased improvements projects outdated control systems, light fixtures, plumbing fixtures, and HVAC equipment are being replaced with more modern efficient models. A construction waste program including recycling waste materials is implemented to divert waste materials from landfills.

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

Fund Source: Series 2025 Bonds

Tax Compliance No.: 26-2957-0000

Resident Business: Yes

Contact: Jada Wright 443-885-3966
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15 MORGAN STATE UNIVERSITY
Campus Wide Electrical Upgrades – Construction Management Services GMP A

***Contract ID*:** Campus Wide Electrical Upgrades: DCM-ELTUP-26-1CM

Recommendation: That the Board of Public Works approve Morgan State University awarding Guaranteed Maximum Price Contract "A" (GMP-A) for the Campus Wide Electrical Upgrades project.

Prior Approval: Secretary's Agenda, Item 20 (12/3/2025)

Award: Schneider Electric Building Americas
Linthicum Heights, Maryland

Term: 72 months from notice to proceed (including 2-year warranty)

Amount:

Contract Approval (Pre-Construction)	$10,497,039
GMP-A	$27,487,783
Total Contract Amount	$37,984,822

Procurement Method: Cooperative Purchasing Agreement Omnia Partners, Energy Solutions Contract Region 4 ESC-TX Contract No. R221504 Initial Term: 7/1/2023 through 7/30/2026 Renewal Options: Two additional one-year periods through 6/30/2028

MBE Participation Goal:	17.00%
MBE Participation Pre-Construction:	0.415%
MBE Participation GMP-A:	61.92%
MBE Participation – Cumulative to Date:	22.48%
MBE Compliance – Total Paid to Date:	0%

Remarks: This request is for Board of Public Works to approve the full contract amount of GMP-A in the amount of $27,487,783 with a cash limitation of $10,000,000. The University will return to for approval of the remainder of GMP A funding after the MCCBL 2027 takes effect and funding is available. GMP-A is the first of multiple GMP contracts that will be issued for the construction of the Campus Wide Electrical Upgrades project. Work in GMP-A includes, but is not limited to, the manufacturing and installation of transformers and prefabricated E-Houses, inclusive of construction management and engineering fees.

Twelve electrical contractors were contacted about the project and four electrical contractors were determined qualified to do the work. One Electrical contractor submitted a bid with the other contractors declining due to insufficient bonding capacity, current workload and MBE requirements.

15. MORGAN STATE UNIVERSITY *(continued)*

Remarks (continued):

Each GMP will have a separate goal based upon the availability of MDOT-certified firms. A total participation goal of 17.00% was established for the project which is expected to be met with all of the GMP's combined. GMP-A includes MBE firm participation 61.92% with a cumulative project total of 22.48%. To date, payments made to MBE firms is 0% because the work has not commenced.

The Campus Wide Electrical Upgrades will provide dedicated 34kv feeders from BGE Clifton Park Substation to a new central 34kv substation on the campus. The work includes a new Cold Spring Substation, upgrades to the existing Montebello Substation and a new high voltage Central Substation, including upgraded campus infrastructure to the buildings.

Climate/Sustainability: The power upgrade is needed to meet the power requirements of new facilities and to electrify HVAC systems in existing buildings to meet the Climate Solutions Act. This power upgrade will also provide more resiliency and redundancy for campus as we grow to an R1 Research Institution.

The University requests approval of the contract award amount of $27,487,783, with a cash limitation of $10,000,000 until future appropriations become available. The University will return to the Board of Public Works for approval of the remaining GMP A funds once the funds are appropriated and become available.

Fund Source: MCCBL 2026, Item #153 (MCCBL 26153)

MD Tax Clearance: 26-3387-1111

Resident Business: Yes

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Jada Wright 443-885-3966
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16. MORGAN STATE UNIVERSITY
New Science Center Phase II –
Construction Management Services
GMP-G and Cash Expenditure for GMP-F

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

Recommendation:
1) Approve Guaranteed Maximum Price "G" (GMP-G) for the New Science Center Phase II: Construction of the New Science Center.

2) Approve the expenditure of general obligation bond proceeds in the amount of $5,859,301 for the previously approved contract (GMP -F) for the New Science Center Phase II: Construction of the New Science Center.

Prior Approvals:
Secretary's Agenda, Item 14 (4/19/2023) Contract Approval with Cash Expenditure Limitation of $800,000
Secretary's Agenda, Item 29 (7/5/2023) Cash Expenditure Limitation increased to $1,107,203 *(for Item 14 above)*
Secretary's Agenda, Item 13 (11/20/2024) GMP-A Full Contract Approval of $4,984,875
Secretary's Agenda, Item 20 (8/6/2025) GMP-B Full Contract Approval of $4,955,896
Secretary's Agenda, Item 12 (10/1/2025) GMP-C Full Contract Approval of $3,256,785
Secretary's Agenda, Item 16 (11/19/2025) GMP-D Full Contract Approval of $26,922,285
Secretary's Agenda, Item 19 (3/4/2026) GMP-E Full Contract Approval of $2,778,701
Secretary's Agenda, Item 20 (4/22/2026) GMP-F Full Contract Approval of $30,859,301 with a cash expenditure limitation of $25,000,000

Award: Barton Malow Builders
Baltimore, Maryland

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

16. MORGAN STATE UNIVERSITY *(continued)*

Contract Amount:	Contract Approval (Pre-Construction)	$ 1,107,203
	MSU Authorized Changes	$ 291,700
	GMP-A	$ 4,984,875
	GMP-B	$ 4,955,896
	MSU Authorized Changes	$ 419,843
	GMP-C	$ 3,256,785
	GMP-D	$ 26,922,285
	MSU Authorized Changes	$ 32,016
	GMP-E	$ 2,778,701
	GMP-F ***(this Item)***	$ 30,859,301
	MSU Authorized Changes	$ 317,620
	GMP-G ***(this Item)***	$ 224,900,972
	Total Contract Amount	$ 300,827,197

MBE Participation Goal:	45.00%
MBE Participation-GMP A:	17.54%
MBE Participation-GMP B:	55.96%
MBE Participation-GMP C:	9.7%
MBE Participation-GMP D:	34.07%
MBE Participation-GMP E:	9.92%
MBE Participation-GMP F: (this Item)	30.97%
MBE Participation-GMP G (this item):	30.07%
MBE Participation-Cumulative to Date	30.25%

***MBE Compliance- Total Paid To Date*:** 18.63%

Remarks: This request is for the Board of Public Works to approve the full contract amount of GMP-G in the amount of $224,900,972 with a cash limitation of $95,000,000 and approve the cash expenditure of $5,859,301 for the previously approved GMP-F Contract of $30,859,301. GMP-G is the seventh of multiple GMP contracts issued for the construction of the New Science Center. Work in GMP-G includes, but not limited to, the construction of the interiors, mechanical, electrical, plumbing, fire protection systems and site improvements including all hardscaping and landscaping.

Five hundred sixty-one (561) bidders were solicited across the twenty-three (23) trade categories; however, the construction manager only performed scope reviews with the three (3) lowest and responsive bidders for each category.

On April 22, 2026, the Board of Public Works approved the GMP-F Contract in the amount of $30,859,301 (Secretary's Agenda, Item 20) with a cash expenditure limitation of $25,000,000 due to available funding at that time. The University is requesting approval of the remaining $5,859,301 cash expenditure to fully fund the previously approved contract.

16. MORGAN STATE UNIVERSITY *(continued)*

Remarks (continued):
Each GMP has a separate MBE participation goal based on the availability of MDOT-certified firms. A total project participation goal of 45.00% was established and was expected to be met with all of the GMPs combined. GMP-G includes MBE firm participation of 30.07% with a cumulative project total of 30.25%. To date, payments made to MBE firms are 18.63% of the total payments to date made to the prime firm, Barton Malow Builders/Warren-Builds. The construction manager in coordination with the University has conducted numerous MBE Outreach Events at the University and at off-site locations to encourage MBE participation.

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

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

Climate/Sustainability: This contract supports the requirements of BPW Advisory 2026-1, Climate and Sustainability Information, and the goals of the Climate Solutions Now Act (CSNA). As a new construction project, the facility is designed as a fully electrified building, utilizing electric boilers and high-efficiency building systems to reduce reliance on fossil fuels and associated greenhouse gas emissions. The project supports the State's goal of achieving net-zero greenhouse gas emissions by 2045 and 100% clean energy by 2035. The facility will also be connected to the University's dedicated 34kV BGE electrical distribution system, providing enhanced electrical resiliency and supporting the University's long-term electrification and sustainability goals.

Fund Source: MCCBL 2025 Item # 146 (MCCBL 25146): Provide funds to complete design and continue construction of the New Science Center, provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project $5,859,301.

MCCBL 2025 Item # 146 (MCCBL 25146): Provide funds to complete design and continue construction of the New Science Center, provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project $3,634,157.

16. MORGAN STATE UNIVERSITY *(continued)*

Fund Source (continued):

FY26 Special Fund: Strategic Energy Investment Fund (SEIF): Provide funds to complete design and continue construction of the New Science Center. $9,000,000.

MCCBL 2026 Item # 155 (MCCBL 26155): Provide funds to continue construction and begin equipping of the New Science Center, provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project $82,365,843.

Resident Business: Yes

MD Tax Clearance: 26-1383-1110

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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rappelat@oag.maryland.gov, 410-576-6974
Karen Valentine, Chief, Consumer Protection Division
kvalentine@oag.maryland.gov 410-576- 6306
Philip Ziperman, Deputy Chief, Consumer Protection Division
pziperman@oag.maryland.gov 410-576-6417

17. OFFICE OF THE ATTORNEY GENERAL
Legal Representation with Contingent Fee

Recommendation: That the Board of Public Works approve the Office of Attorney General's proposal to include a contingent fee provision in a contract for Assistant Counsel. This contract would compensate an external law firm with a portion of the amount, if any, that OAG collects investigating and prosecuting a case against the operator of a large online marketplace, for potential unfair, deceptive or abusive trade practices in violation of the Maryland Consumer Protection Act, Md. Code Ann., Com. Law § 13-101, *et seq.*

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

Contractor: DiCello Levitt, LLP
Chicago, IL

Amount: The Contractor will be paid for services rendered under this Contract on a contingent fee basis. The amount of the fees to be paid are based on the following fee matrix, which provides a different contingent fee amount for the varied stages of litigation and based on amounts that are recovered.

	Stage of Litigation at which Recovery is Obtained		
Amount (Value) of Sums Recovered (after deducting costs & expenses)	**A. Prior to Filing of Lawsuit**	**B. After Filing of Lawsuit but before Trial**	**C. After Start of Trial**
Up to $10 million	15%	18%	22.5%
$10 to $50 million	12.5%	15.5%	20.5%
$50 million to $100 million	10%	13%	18%
Above $100 million	7.5%	10.5%	15.5%

17. OFFICE OF THE ATTORNEY GENERAL (*continued*)

Remarks: This contract is to provide counsel assisting in conducting an investigation of potential violations of the Consumer Protection Act and other Maryland consumer protection laws and, if violations are shown, providing representation, and litigation services to the Attorney General in connection with litigation brought by the Consumer Protection Division of the Attorney General's Office against a large online marketplace challenging its deceptive data collection and advertising practices, including any bankruptcy proceedings.

Background About the Investigation:

The Online Marketplace operates an app and a website that provides consumers access to a wide variety of discounted consumer goods, clothing, electronics, and home items shipped directly from third-party manufacturers and retailers.

The Consumer Protection Division enforces the Maryland Consumer Protection Act, Maryland Personal Information Act, Maryland Online Data Privacy Act, and various other Maryland consumer protection laws. It is alleged that the Online Marketplace deceptively markets the goods offered on its e-commerce marketplace, including deceptive statements about the quality of the goods and where they are manufactured. It is also alleged that the Online Manufacturer makes deceptive statements to consumers about how it collects and uses their data.

The Online Marketplace is already named as a defendant in attorney general consumer protection actions and private class actions in other jurisdictions. These lawsuits claim that the Online Marketplace is deceiving consumers concerning the manufacturing origin of products sold on its e-commerce platform and its data privacy practices.

The Consumer Protection Division has reason to believe the same practices that have been alleged in other lawsuits are impacting very large numbers of Maryland consumers. Under the Consumer Protection Act, the Consumer Protection Division can seek injunctive relief to stop the illegal practices, as well as monetary relief consisting of restitution, penalties and costs.

Assistant Counsel Contract:

The law firm listed above as the contractor was selected to serve as Assistant Counsel to the Attorney General, pursuant to State Government Article §6-105(b), to assist and advise the Office of the Attorney General in investigating and litigating a complex consumer protection matter. 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 March 27, 2026. DiCello Levitt was selected to work with the Office of the Attorney General's Consumer Protection Division in this matter in a noncompetitive process due to its familiarity with the subject matter of the case, the depth of its experience in litigating complex technology and privacy cases and its experience working with other Attorneys General Offices.

17. OFFICE OF THE ATTORNEY GENERAL (*continued*)

Remarks (continued):

Fee Arrangement:

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

The Attorney General has long interpreted that a contingent fee contract for legal services requires additional approval from the Board of Public Works under State Finance & 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, consumer protection, tobacco, environmental, civil rights, and other cases over the years.

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**

Contact: James Pasko 443-240-7662
james.pasko@maryland.gov

18. DEPARTMENT OF PUBLIC SAFETY & CORRECTIONAL SERVICES
General Miscellaneous

***Recommendation*:** The Maryland Department of Department of Public Safety and Correctional Services, through the Office of the Attorney General, requests approval to pay a settlement of all claims, including claims for attorneys' fees, against defendant in the matter of *James Chase, Jr. v. J. Smith, et al.*, United States District Court for the District of Maryland, No. 8:23-cv-00231-AAQ.

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

***Request Amount*:** $20,000

Fund Source: 100% General Funds

***Appropriation Codes*:** Q01 A0101 11110

***Requesting Agency's Remarks*:** The Department of Public Safety and Correctional Services and the Office of the Attorney General recommend paying $20,000 to settle all claims, including attorneys' fees, as in the best interest of the State.

If this settlement is approved a check should be issued payable to "James Chase Jr. and Monica Parker" in the amount of $20,000. The check should be delivered to James Pasko, Assistant Attorney General, Office of the Attorney General of Maryland, 6776 Reisterstown Road, Suite 313, Baltimore, Maryland 21215, who will deliver it to plaintiffs' attorney and ensure that all of the necessary documentation and releases are complete.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Elise Balkin Ice 443-531-3859
elise.ice1@maryland.gov

19. DEPARTMENT OF PUBLIC SAFETY & CORRECTIONAL SERVICES
General Miscellaneous

***Recommendation*:** The Maryland Department of Public Safety and Correctional Services, through the Office of the Attorney General, requests approval to pay a settlement of all claims, including claims for attorneys' fees, against defendants in the matters of *Lashawn Tyler v. Department of Public Safety and Correctional Services, et al.*, Circuit Court for Baltimore County, Civil Action Nos. C-03-CV-25-004012 and C-03-CV-26-000836.

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

***Request Amount*:** $313,985.94

Fund Source: 100% General Funds

***Appropriation Codes*:** A0101 11110 1258

***Requesting Agency's Remarks*:** The Department of Public Safety and Correctional Services and the Office of the Attorney General recommend paying $313,985.94 to settle all claims, including attorneys' fees, as in the best interest of the State.

If this settlement is approved, a check should be issued payable to "Hansel Law PC" in the amount of $313,985.94. The check should be delivered to Elise Balkin Ice, Assistant Attorney General, Office of the Attorney General of Maryland, 6776 Reisterstown Road, Suite 313, Baltimore, Maryland 21215, who will deliver it to plaintiff's attorney and ensure that all of the necessary documentation and releases are complete.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Mary Broadwater 410-576-7644
mbroadwater@oag.maryland.gov

20. ST. MARY'S COLLEGE OF MARYLAND
General Miscellaneous

***Recommendation*:** St. Mary's College of Maryland, through the Office of the Attorney General, requests approval to pay a settlement of all claims, including claims for attorneys' fees, in the matter of *Tiffanie Holly v. St. Mary's College of Maryland*, U.S. Equal Employment Opportunity Commission, Charge No. 832-2026-00074.

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

***Request Amount*:** $100,000

Fund Source: 100% General Funds

***Requesting Agency's Remarks*:** St. Mary's College of Maryland and the Office of the Attorney General recommend paying the total amount of $100,000 to settle all claims, including attorneys' fees, as in the best interest of the State. If approved, the settlement will include two installments:

(1) Upon approval, a check in the amount of $75,000 should be issued and made payable to "Tiffanie Holly and The Employment Law Firm, LLC" and

(2) Upon approval, payment in the form of W2 wages in the gross amount of $25,000 issued to Tiffanie Holly in accord with the St. Mary's College of Maryland's usual payroll process.

The check for $75,000 should be delivered to Mary Broadwater, Assistant Attorney General, Office of the Attorney General, 200 St. Paul, 17th Floor, Baltimore, Maryland 21202, who will deliver it to plaintiff's attorney, and ensure that all the necessary documentation is complete. The W2 wages portion of the settlement will be processed in accord with the St. Mary's College of Maryland's usual payroll process.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

A1. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES

Contract Title: Emergency HVAC Unit Replacement at the Metropolitan Transition Center
ADPICS No.: Q00P7600342

Contract Type: Maintenance

Contract Description: Emergency service to replace the HVAC unit that services the D-Block housing facility at the Metropolitan Transition Center (MTC) in Baltimore City.

Procurement Method: Emergency

Bids:

Bidders	***Amounts***
Maryland Mechanical Systems, Inc.; Baltimore, MD	$182,795.00
All Quality HVAC Services, LLC; Sykesville, MD	$210,000.00
Fresh Air Concepts, LLC; Linthicum, MD	$342,813.00

Award: Maryland Mechanical Systems, Inc.; Baltimore, MD

Amount: $182,795.00

Term: 7/21/2026 - 10/31/2026

Date Emergency Declared: 7/17/2026

Contract Award Date: 7/21/2026

Date Emergency Reported: 8/5/2026

MBE / VSBE Participation: 0% / 0%

Fund Source: 100% General Fund

Appropriation Code: Q00T0408

A1. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES
(continued)

Remarks: *Nature of Emergency:* The HVAC unit that services the D-Block housing wing of the Metropolitan Transition Center (MTC) has been in a state of failure since early May 2026. Multiple service requests have been submitted to repair the unit in that time. During the most recent service request, it was determined that the unit must be replaced. The Procurement Officer and End User initiated standard procurement procedures to procure a replacement HVAC unit. In the meantime, alternate cooling solutions such as fans and swamp coolers have been implemented to attempt to cool the affected area.

During the week of July 17th, heat dome conditions in the State of Maryland have created a health and safety concern for the incarcerated individuals (IIs) and staff at MTC. IIs cannot be safely housed in D-Block until the HVAC unit is replaced and climate control is restored. Until the unit is replaced there remains increased likelihood of heat related illness due to the lack of cooling and respiratory distress attributable to poor air quality due to lack of air flow and filtration. This sudden condition creates an immediate and serious need for services and materials that can no longer be met through the normal procurement methods.

Basis for Selection: Three vendors were solicited to submit bids to replace the HVAC unit and three quotes were received. Maryland Mechanical Systems, Inc. was selected as the awardee because they were available to respond timely, have completed similar work for the Department under similar conditions in the past, and they submitted the lowest responsive bid.

Resident Business: Yes

Tax Clearance: 26-3312-1110

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

ACCEPTED **REMANDED**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

1A. PROGRAM OPEN SPACE LOCAL SHARE
Anne Arundel County

Recommendation: Approval to commit $2,857,205 for the following **development** projects.

1. Anne Arundel County 2027 LPPRP – $25,000
Anne Arundel County
POS# 7630-2-351 MD20230915-0765

Background: Additional funds to complete Anne Arundel County's 2027 Land Preservation, Parks, and Recreation Plan to fulfill State requirements.

Prior Approvals: $25,000 (DNR-RP Item 1A(3) [October 25, 2023])
$25,000 (DNR-RP Item 1A [October 2, 2024])
$25,000 (DNR-RP Item 1A [October 22, 2025])

Fund Source: Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024
Program Open Space Local Share
Source Code: 25001 $10,508.28

Outdoor Recreation Land Loan 2026, Chapter 602, Acts of 2025
Program Open Space Local Share
Source Code: 26011 $14,491.72

2. Edgewater Recreation Center – $2,832,205.73
Anne Arundel County
POS# 7754-2-357 MD20240808-0648

Background: Additional funds to design and construct a community use recreational facility. The existing building on site will be renovated to include exercise classrooms, basketball and volleyball courts, pickleball courts, community meeting room, indoor playground, restrooms, and associated site amenities.

Prior Approvals: $811,693.48 (DNR-RP Item 1A [October 16, 2024])
$1,437,684.21 (DNR-RP Item 1A [October 1 2025])

Fund Source: Outdoor Recreation Land Loan 2026, Chapter 602, Acts of 2025
Program Open Space Local Share
Source Code: 26011 $1,015,044.19

Outdoor Recreation Land Loan 2027, Chapter 4, Acts of 2026
Program Open Space Local Share
Source Code: 27011 $1,817,161.54

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

2A. PROGRAM OPEN SPACE LOCAL SHARE
Montgomery County

Recommendation: Approval to commit $2,783,000 for the following **development** project.

Wheaton Regional Park - Rubini Courts and Parking Lot Improvements – $2,783,000
M-NCPPC (Montgomery County)
POS #8025-15-756 MD20260618-0309

Background: Design and construct improvements to the existing sports courts and parking lot at the Rubini area of Wheaton Regional Park. The project also includes roadway and walkway reconfiguration, utility upgrades, lighting and shelter replacements, stormwater management, plantings, and associated site furnishings.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 $2,783,000.00

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

3A. PROGRAM OPEN SPACE LOCAL SHARE
Prince George's County

Recommendation: Approval to commit $2,700,000 for the following **development** project.

Anderson's Corner - Improvements – $2,700,000
City of Laurel
POS #8024-16-897 MD20260611-0301

Background: Design and construct a new park to include an inclusive playground, paved trail, multisport court area, bocce ball court, ninja challenge/extreme course, biking station, comfort station/pavilion, neighborhood path connection, and associated amenities.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 $2,700,000.00

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

4A. GREENSPACE EQUITY PROGRAM
Prince George's County

Recommendation: Approval to commit $3,500,000 for the following **acquisition** project.

Suffrage Pointe Out Parcel 1 Acquisition - $3,500,000
City of Hyattsville
GEP# GEP-16-4 MD20260616-0307

Background: The City of Hyattsville wishes to acquire approximately 4.66 acres to expand David C. Driskell Park and provide increased open space and community gathering space for public use. The Fiscal Year 2026 Budget Bill (Chapter 602 of 2025) included language granting $3,500,000 in Greenspace Equity Program funds to the city to purchase property for a park. The purchase price represents the agreement between the City of Hyattsville and the property owner. The city is using its own funds to cover costs above their Greenspace Equity Program amount allocated.

Appraised Value:	Colliers Valuation & Advisory Services	$940,000
	AppraiserTech Valuation Service Group	$1,560,000
	Newmark Valuation & Advisory	$3,600,000

Property Cost:	$4,701,000
Incidental Costs:	$8,400

Fund Source: Outdoor Recreation Land Loan 2026, Chapter 602, Acts of 2025
Greenspace Equity Program
Source Code: 26014 $3,500,000.00

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

5A. RURAL LEGACY PROGRAM FUNDS
Worcester County

***Recommendation**:* Approval to grant $751,259.15 to **Worcester County,** from Rural Legacy Funds to acquire a 59.04-acre conservation easement.

Bishopville-Showell Rural Legacy Area – Mumford and Lynch Property

Prior Approval: Rural Legacy Area Grant for easement acquisitions:
DNR-RP Item 15A (10/12/2022) $701,879 for FY 2023
DNR-RP Item 16A (08/28/2024) $800,000 for FY 2025

Project Description: Acquisition of this conservation easement will preserve productive farmland that contributes to the local resource-based economy in an area of small working farms. In addition, the forested lands are likely to support Forest Interior Dwelling Species of birds (FIDS) which require relatively large blocks of undisturbed forested land to successfully nest. The property is within the St. Martins River and Isle of Wight Bay watershed. This Rural Legacy easement, RL No. 36898, will be held by the County Commissioners of Worcester County.

***Easement Value**:* $707,000.00 ($11,974.93 per acre)

Purchase Price: $707,000.00 ($11,974.93 per acre)

***Total Other DNR Costs**:*

Administrative:	$21,210.00
Incidental:	$12,444.15
Compliance:	$10,605.00
	$44,259.15

***Amount Requested**:* $751,259.15

Fund Sources: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
Rural Legacy Program
Source Code: 24012 $751,259.15

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

6A. PROGRAM OPEN SPACE STATE SHARE
Washington County (Physioc Parcel 297)

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

Description: This completely forested property shares several boundaries with South Mountain State Park and will be managed by the Maryland Park Service as an addition to the park. Acquisition of the property will provide additional public recreational opportunities, buffer the Appalachian Trail Corridor, provide habitat protection along the Eastern Flyway for migratory birds, and protect water quality in the Antietam Creek watershed.

POS Scoring System: 99 out of 100 ***Targeted Ecological Area:*** Yes

Grantor: Willis J. Physioc IV, and Gwendolyn N. Henson

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

Property: 15+/- acres, unimproved, POS No. 35502

Price: $82,000

Appraisals: $120,000 (2/28/26) – Joyce A. Sheets
$44,000 (2/28/26) – Stacy A. Harman
All appraisals reviewed by Gary Leak, Review Appraiser

Stabilization funds: $8,200
Stabilization funds are authorized to stabilize the structural integrity of improvements existing on land at the time of acquisition, eliminate health and safety hazards, protect water quality, and provide public access. *See* Natural Resources Article §5-903(f).

Fund Source: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Program Open Space Stateside
Source Code: 23001 $90,200

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contacts: Emily Wilson 410-260-8436 emilyh.wilson@maryland.gov
Robert Feldt 410-836-4571 rob.feldt@maryland.gov

7A. TIMBER SALE
Washington County

***Recommendation*:** That the Board of Public Works approve this timber sale of 375,192 board feet of sawtimber, and 3,909 tons of pulpwood, which will be conducted in Hickory Ridge Tract HMU 2 off Indian Springs Road in Indian Springs Wildlife Management Area.

Indian Springs Wildlife Management Area
89.6 acres /Hickory Ridge Tract HMU 2 (IS-01-26)

***Description*:** This will be an Oak Savanna Variable Retention harvest in Hickory Ridge Tract HMU 2. The harvest will retain 25% of the original stand in patches and retain legacy trees. Healthy dominant and codominant oak and pine trees have been retained as seed trees to benefit wildlife, and for aesthetic values. Fire tolerant species such as white oak, black oak, shagbark hickory, and pitch pine will remain. Post thinning, as sunlight is introduced to the area, strict monitoring will occur of natural regeneration to ensure appropriate species are released and invasive species are controlled.

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

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

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

Bids:

Bidders	*State*	*Amount*
Cessna Brothers Logging	PA	$75,200.00
Tipton's, Inc.	MD	$37,200.00

***Award*:** Cessna Brothers Logging

***Amount*:** $75,200.00

***Estimated Value*:** $84,417.96

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contacts: Emily Wilson 410-260-8436 emilyh.wilson@maryland.gov
Robert Feldt 410-836-4571 rob.feldt@maryland.gov

8A. TIMBER SALE
Garrett County

***Recommendation*:** That the Board of Public Works approve this timber sale of 305,414 board feet of sawtimber, and 548 cords of pulpwood, which will be conducted in Compartment 11off Collier Place Road (and US 219) in Savage River State Forest.

Savage River State Forest
70 acres /Compartment 11 (SR-01-27)

***Description*:** This will be hardwood thinning in Compartment 11. The stands are overstocked and this harvest will be removing the mature oaks and maple in the mid-story. Removal of these trees will allow better growing conditions for the remaining advanced oak regeneration.

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

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

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

Bids: *(Single Bid Received)*

Bidder	***State***	***Amount***
Glotfelty Lumber Co., Inc.	MD	$102,200.00

***Award*:** Glotfelty Lumber Co., Inc.

***Amount*:** $102,200.00

***Estimated Value*:** $81,612.00

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

1-GM. GENERAL MISCELLANEOUS

Recommendation: That the Board of Public Works approve use of general obligation bond funding proceeds for the following contracts totaling $3,065,172.79.

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:	One (1) BD Pyxis MedStation Main for the School of Pharmacy and Allied Health Professions.
Procurement Method:	Sole/Single Source Procurement
Award:	Medical Shipment, Skokie, IL.
Amount:	$66,491.00
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:*** 26-3179-0000

2. Frostburg State University
Baseball Complex Upgrades

Description:	Reconstructing playing surface and site infrastructure.
Procurement Method:	Cooperative Purchasing Agreement KPN Contract #202401-01
Award:	FieldTurf USA, Inc. Calhoun, GA
Amount:	$2,998,681.79
Fund Source:	MCCBL 2025: *Provide funds to design & construct infrastructure improvements to FSU's baseball complex including artificial turf.* Item 110: $1,000,000 MCCBL 2026: *Provide funds to design & construct infrastructure improvements to FSU's baseball complex including artificial turf.* Item 116: $100,000 Donor Funds: $998,681.79; USM Auxiliary Revenue Bonds: $900,000
MBE Participation:	9.8%
Resident Business:	No ***MD Tax Clearance:*** 26-3354-1101

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED* **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

***Sub Item #2 was Approved 2 to 1, Comptroller voted No**
The remaining Sub-Item #1, was approved 3-0.

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

2-AE. **UNIVERSITY OF MARYLAND, COLLEGE PARK**
Architect/Engineering Services Contract

Contract ID: Civil and Structural Design Engineering Services, Indefinite Delivery Contract (IDC), RFP No. 00027451

Recommendation: Award of multiple contracts for Civil and Structural Engineering Design Services.

Contract Description: Multiple award Civil and Structural Design Engineering Services to support new construction, minor construction, and renovation projects at the University of Maryland, College Park and other institutions of the University System of Maryland on an as-needed basis

Awards:

A. Morton Thomas & Associates, Inc.	Rockville, MD
GFT Infrastructure	Baltimore, MD
Rummel Klepper & Kahl	Baltimore, MD
Whitman Requardt & Associates, LLC.	Baltimore, MD
Century Engineering, LLC, A Kleinfelder Co.	Hunt Valley, MD

Contract Term: 9/17/2026* - 9/16/2028 (2-year base term with three 1-year renewal options) **or earlier upon BPW approval*

Amount:
$4,000,000 (not to exceed) 2-year base term
$2,000,000 (not to exceed) 1st renewal option
$2,000,000 (not to exceed) 2nd renewal option
$2,000,000 (not to exceed) 3rd renewal option
$10,000,000 (not to exceed Total)

Procurement Method: USM Procurement Policies and Procedures for Architecture and Engineering Services

2-AE. **UNIVERSITY OF MARYLAND, COLLEGE PARK** *(continued)*

Proposals:

Firm	Ranking
A. Morton Thomas & Associates, Inc., Rockville, MD	1
Whitman, Requardt & Associates, Baltimore, MD	2
GFT Infrastructure, Baltimore, MD	3
Century Engineering	4
Rummel Klepper & Kahl	5

MBE Participation: MBE goals will be assigned on task orders exceeding $100,000

MBE Goal: 15% (See *"Requesting Institution Remarks"*)

Performance Security: N/A

Requesting Institution Remarks: The solicitation was advertised on eMaryland Marketplace Advantage. The University received nineteen (19) proposals. Following a thorough evaluation of the technical proposals by the qualification committee, awards are recommended to the five (5) highest ranked firms. Task orders will be placed with the firms on a rotating basis. The order of rotation will be established according to rank, beginning with the highest ranked firm. In the event that fee negotiations are not successfully concluded with a firm, the University will proceed with negotiations with the next firm in order of rotation. Typical task orders for individual projects will be between $10,000 and $250,000. Hourly rates for each discipline are established in the contracts. The recommended firms bring strong, experienced and integrated design teams. Each recommended team demonstrated a strong understanding of the requirements for the indefinite-delivery type contract.

A minimum MBE goal of 15% has been established for each task order that exceeds $100,000. Currently, there are no scopes of work available as that will occur upon assignment of each task orders on a rotational basis. Firms will be encouraged to exceed the established goal where applicable.

***Fund Source*:** Although no task order is expected to exceed $250,000, fund sources will be presented on each task order award exceeding $1 million

2-AE. **UNIVERSITY OF MARYLAND, COLLEGE PARK** *(continued)*

Contractor	***Resident Business***	***MD Tax Clearance***
A. Morton Thomas & Associates	Yes	26-2412-1110
GFT Infrastructure	Yes	26-2414-0111
Rummel Klepper & Kahl	Yes	26-2415-1110
Whitman, Requardt & Associates	Yes	26-2416-1110
Century Engineering	Yes	26-2413-1110

BOARD OF PUBLIC WORKS

APPROVED **DISAPPROVED**

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED **WITHDRAWN**

WITHOUT DISCUSSION

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

3-C-BP. **UNIVERSITY OF MARYLAND BALTIMORE** *for*
UNIVERSITY OF MARYLAND BALTIMORE COUNTY
Colwell Center Roof Replacement and Improvements – Bid Package 7 of 7

Contract ID: Construction Management at Risk Services for the Colwell Center Roof Replacement and Improvements, RFP #24-321 ML, University Contract #C-00971

Recommendation: Award construction bid package 7 of 7. Bid Package 7 includes scaffolding, material hoist, general trades, selective demolition, HVAC fan early equipment, automatic temperature controls, fire suppression, HVAC & plumbing, material hoist electric, electric & fire alarm, subcontractor default insurance, owner allowances, CM allowances, and CM contingency.

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

Prior Approval: USM Item 5-C (5/15/2024) (pre-construction services)
USM Item 7-C-BP (7/3/2024) (bid package #1)
USM Item 13-C-BP (10/30/2024) (bid package #2)
USM Item 5-C-BP (2/12/2025) (bid package #3)
USM Item 7-C-BP (4/23/2025) (bid package #4)
USM Item 4-C-BP (8/27/2025) (bid package #5)
USM Item 3-C-BP (4/22/2026) (bid package #6)

Project: This project is for the roof replacement and improvements at the Colwell Center in Baltimore, including replacement of the aging tensile roof and HVAC system upgrades. This work will be completed in two separate and overlapping phases. Phase I will replace the distinctive tension roof and includes replacing the main membrane, liner, awning canopy and associated work such as repainting the structural steel components that support the roof. Phase II will refurbish the central plant and include replacement of obsolete chillers, air handlers, exhaust fans, controls, motors, pumps, and demolition of ice storage units.

The overall project estimate is $33,394,000 which includes design and construction.

This Bid Package Amount: $8,259,555

Current Contract Amount: $21,709,985

Revised Amount: $29,969,540

Contract Term: Fifty-one (51) months from Notice to Proceed (includes construction and warranty period)

3-C-BP. UNIVERSITY OF MARYLAND BALTIMORE *for* **UNIVERSITY OF MARYLAND BALTIMORE COUNTY**

Fund Source: MCCBL 2026: *Provide funds to continue construction of deferred maintenance improvements, including central plant upgrades, at the Rita Colwell Center in Baltimore City, 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 122: $2,906,000

Institutional Funds: $533,555

MCCBL 2027 Chapter 5, Acts of 2026: $4,820,000 (preauthorized for FY 2028)

Note: MCCBL 2026 and institutional funds will be used to fund this Bid Package at this time. Chapter 5, Acts of 2026 preauthorized $4,820,000 for FY 2028. Board approval is however, requested for the full amount of the Bid Package of $8,259,555, with the understanding that the University will initially authorize the contractor to perform construction work in a not to exceed amount of $3,439,555. The University will return to the Board of Public Works to authorize the use of additional funding when the funds become available.

This Bid Package MBE Participation: 34.89%

MBE Participation: 8%

MBE Compliance: 9.45%

Performance Security: 100% performance bond is required.

Requesting Institution Remarks: This Construction Management at Risk contract was initially awarded for pre-construction services. As design progresses and design information becomes available, the contractor will sequentially and competitively bid construction packages. This is the seventh of seven bid packages. With this final bid package the University has exceeded the original 8% MBE participation goal by 12.81% for a total MBE participation of 20.81%.

Sustainability: The roof replacement will consist of an R-5 Tensotherm composite added as a part of the new tensile roof fabric membrane. This improved roofing membrane material will contribute to the goal of reducing both the load on the mechanical systems and the building's energy use intensity.

3-C-BP. **UNIVERSITY OF MARYLAND BALTIMORE** *for*
UNIVERSITY OF MARYLAND BALTIMORE COUNTY

Resident Business: Yes

MD Tax Clearance: 26-3390-1110

BOARD OF PUBLIC WORKS

APPROVED **DISAPPROVED**

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED **WITHDRAWN**

WITHOUT DISCUSSION

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

4 -AE-OPT/MOD. **UNIVERSITY OF MARYLAND BALTIMORE**
Architecture/Engineering Services – Renewal Option/Modification

Contract ID: On Call Architectural/Engineering Design Services for Medical/Research Projects, RFP #91081 MC

***Contract Approved*:** USM Item 4-AE (10/25/2023)

Award:

Ayers Saint Gross, Inc.	Baltimore, MD
AEC Holdco, LLC dba Grace Design Studios, LLC	Baltimore, MD
Design Collective, Inc.	Baltimore, MD
IB Holdings, Inc. dba Colimore Architects	Baltimore, MD
Johnson, Mirmiran & Thompson, Inc.	Hunt Valley, MD
Marshall Craft Associates, Inc.	Baltimore, MD

Note: *Original awardee C.R. Goodman Associates, Inc (DBA CRGA Design) was purchased and assumed by AEC Holdco, LLC dba Grace Design Studios, LLC on April 1, 2025.*

Contract Description: Indefinite delivery A/E service contracts for full engineering services for University System of Maryland institutions in the Baltimore region on an as-needed basis. UMB awards projects on a task order basis with no guarantee of work to any specific on-call firm. Medical/Research projects include medical scientific laboratories, teaching labs, computer labs and associated support areas.

Option/Modification Recommendation: Exercise first renewal option and increase option amount to $8,000,000 (*See Requesting Institution Remarks)*.

Original Term: 11/3/2023-11/2/2026 (3 years w/ one 2-year renewal option.)
Option/Modification Term: 11/3/2026-11/2/2028

Original Amount: $8,000,000 (not to exceed) (3-year base term)
$5,000,000 (not to exceed) (2-year renewal option)
$13,000,000 (not to exceed) Total

Option Amount: *$*5,000,000 (not to exceed)

Modification Amount: $3,000,000

Revised Amount: $8,000,000 (not to exceed) (3-year base term)
$8,000,000 (not to exceed) (2-year renewal option\modification)
$16,000,000 (not to exceed) Total

4 -AE-OPT/MOD. UNIVERSITY OF MARYLAND BALTIMORE *(continued)*

Procurement Method: Competitive Sealed Proposals

MBE Participation: To be set for any task order over $50,000 with subgoals for any task order over $200,000.

MBE Compliance: 38.62%

Performance Security: N/A

Fund Source: Fund sources will be identified on any task orders over $1 million

Requesting Institution Remarks: Renewal is recommended for all six firms based on satisfactory performance. As projects arise, the University will rotate among the six awarded firms beginning with the firm that achieved the highest total score. These firms will be required to use the fixed hourly rates established by the fee negotiations. One of the six firms is an MBE firm, and two of the six firms are certified small businesses. The University is requesting approval to increase the two-year renewal option by $3 million as the need for these services are expected to increase due to additional projected projects.

Resident /MD Tax Clearance:

	MD Tax Clearance	*Certified Small Business (CSB)*	*MBE*	*Resident Business*
Ayers Saint Gross, Inc.	26-3274-1111			Yes
AEC Holdco, LLC DBA Grace Design Studios, LLC	26-3275-0000			Yes
Design Collective, Inc.	26-3276-1111			Yes
IB Holdings, Inc. dba Colimore Architects	26-3379-0011	SB25-078841	23-370	Yes
Johnson, Mirmiran & Thompson, Inc.	26-3277-1111			Yes
Marshall Craft Associates, Inc.	26-3276-1111	SB26-096152		Yes

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

REVISED
2nd Revision

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

5-S. BOWIE STATE UNIVERSITY
Online Program Management Services

Contract ID: Online Program Management Services- RFP #BSU 2025-02

Recommendation: That the Board of Public works approve a contract award for online program management services.

Contract Description: The Contractor will partner with University faculty and staff to design, develop, implement, market, expand, and manage the University's online degree and certificate programs.

Award: Risepoint, LLC, Claymont, DE

Contract Term: 9/17/2026* - 9/16/2031 (5-year base term with two 1-year renewal options) **or earlier upon BPW approval*

Contract Amount:
$27,410,000 (Five-Year Base Term)
$10,205,000 (1st Renewal Option)
$10,749,000 (2nd Renewal Option)
$48,364,000 Total

Procurement Method: Competitive Sealed Proposals - Single Proposal Received

Proposals:

Offeror	Technical Ranking	Financial Proposal	Best & Final Offer
Risepoint, LLC	1	$50,462,000	$48,364,000

Fund Source: Institutional Funds

MBE Participation: 0% (See Requesting Institution Remarks)

MBE Wavier: 15%

Performance Security: Yes

Requesting Institution Remarks: Bowie State University seeks approval to award a contract for Online Program Management (OPM) services to Risepoint, LLC. The agreement includes a five-year base term with two one-year renewal options. This is a revenue-sharing arrangement in which the Contractor and the University will share revenue generated from the programs and the Contractor will receive a portion of the revenue as their cost.

5-S. BOWIE STATE UNIVERSITY *(continued)*

***Requesting Institution Remarks** (cont'd):* The services provided include marketing, enrollment, student and faculty support, technology and instructional design, and related services. Revenue from new programs will be split evenly (50/50), while revenue from new students in existing online programs will be allocated 50–52.5% to the University and 47.5–50% to the Contractor.

Prior to issuing a Request for Proposals (RFP), the University hired BT Consulting Group to conduct market research on potential programs, market demand and labor force needs, and recommend a portfolio of online offerings to grow Bowie's online student enrollment. Based on the analysis, Bowie determined the need for an external vendor to support the creation and launch of online programs.

The solicitation was advertised on eMaryland Marketplace Advantage (eMMA) and was also directly solicited to all OPM providers. By the closing date, the University received three (3) proposals, even after extending the submission deadline. Two proposals were rejected for failing to meet the mandatory minimum requirements. The RFP required experience in higher education, which the University deemed essential to achieving enrollment outcomes. The firms without higher education experience also lacked experience delivering high-quality online programs as well as the capital, expertise and staffing to launch the full suite of programs the University plans to create.

The RFP included a 15% Minority Business Enterprise (MBE) participation requirement. Due to the highly specialized nature of the required services, the Contractor requested a waiver. The firm demonstrated a good faith effort by engaging multiple MBE vendors to assess their ability to provide the required services. None of these firms demonstrated the necessary expertise and the University granted the waiver.

As part of its proposal, Risepoint has committed to investing an aggregate $1 million commitment over the five-year base term of the contract to support career development expansion through the Engage Center and the Minority Business Innovation and Procurement Hub within the Entrepreneurship Innovation Center. The first payment is due within 30 days of the first supported program launch. This Hub will provide customizable career counseling, skill-building workshops, structured mentorship programs, virtual networking events, and professional development opportunities to enhance student success and support workforce growth in Maryland. Funding between the initiatives is not pre-allocated. The University will determine the allocation.

This is a revenue-sharing agreement, not a traditional cost contract. The University will incur no upfront costs to launch this initiative. Instead, initial expenses will be recovered from program-generated revenue, minimizing financial risk to the University. Over the five-year base term, the University is projected to earn more than $29 million in net revenue, with the potential for additional earnings should renewal options be exercised.

REVISED
2nd Revision

5-S. BOWIE STATE UNIVERSITY *(continued)*

***Requesting Institution Remarks** (continued):*

The University prepared an independent cost estimate of $49,195,460 for the delivery of academic program expansion across its colleges. The Offeror submitted a best and final offer of $48,364,000, which is $831,460 lower than the University's projection. The 1.7% variance between the University's estimate and the Contractor's pricing is primarily due to differences in enrollment assumptions, program bundling efficiencies, and revenue share adjustments.

This close alignment demonstrates that the Contractor's pricing is consistent with the University's expectations while providing measurable cost savings. Accordingly, the University determined the Contractor's pricing to be fair and reasonable.

USM Board of Regents Approval: September 19, 2025

Resident Business: No

MD Tax Clearance: 26-3501-0111

This item was withdrawn from the October 1, 2025 BPW Agenda (USM Item 2-S).

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

MARYLAND DEPARTMENT OF TRANSPORTATION

Wes Moore
Governor

Aruna Miller
Lt. Governor

Kathryn B. Thomson
Secretary

BOARD OF PUBLIC WORKS
ACTION AGENDA
September 2, 2026

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9 - 10	The Secretary's Office (TSO)	20 - 22

MDOT 1

Contact: Anthony Tangorra 410-859 7819
atangorra@bwiairport.com

1-GM-MOD. MARYLAND AVIATION ADMINISTRATION
Modification: Lease and Concession Contract

Contract ID: Lease and Concession Contract to Establish, Operate and Manage an Airport Taxicab Ground Transportation Concession Service at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; *MAA-LC-19-010*

Contract Approved:	MDOT 17-GM, 11/14/2018
Modification No. 1:	MDOT 1-GM-MOD, 03/18/2020
Modification No. 2	MDOT 5-GM-MOD, 06/07/2023

Contractor: BWI Taxi Management, Inc.; Linthicum, MD

Contract Description: Lease and Concession Contract granting the exclusive right to establish, operate and manage an airport taxicab ground transportation concession service at BWI Thurgood Marshall.

Modification Description: Extend the term of the current contract and allow BWI Taxi Management, Inc, with express written approval of Maryland Aviation Administration (MAA), to reduce the minimum number of taxicabs that are required to operate the concession service. This change will create financial relief to the drivers while ensuring continuity of service to the traveling public. The condition of the vehicles is subject to the Administration's review and approval. This modification recognizes that based on current passenger demand, there is a need to make changes to the current contract in order to keep the Airport taxicab service viable. This modification will maintain and stabilize the taxicab concession under the current Airport taxi business model.

Original Contract Term: 01/01/2019 – 12/31/2023 (Original Contract Term) (five years)
01/01/2024 – 12/31/2025 Extension of Term (Supplement No. 2) (two years)
01/01/2026 – 9/30/2026 Holdover Period (nine months)

Modification Term(s): 10/01/2026 – 12/31/2030 (four years and three months)

Original Contract Amount: Guaranteed concession fee of $5,240,752 for the five-year term, PLUS annual rent of $36,221 for the Friendship Road Taxicab Building.

Current Contract Amount: Contractor shall continue to pay a fixed $3.50 fee per each outbound taxicab operation originating at BWI Thurgood Marshall (no change to the current financial conditions of the contract).

1-GM-MOD. MARYLAND AVIATION ADMINISTRATION *(continued)*

Original Procurement Method: Competitive Sealed Proposal

ACDBE Participation: *

ACDBE Compliance: *

Requesting Agency Remarks: Taxicab ridership continues to decline year-over-year at a faster rate than anticipated. These contract modifications are intended to ensure continued access to taxicab services by the travelling public at BWI Thurgood Marshall while MAA assesses and determines the best way to reorganize the ground transportation program at the Airport.

*Pursuant to the U.S. Department of Transportation (U.S. DOT) Interim Final Rule (IFR), issued on October 3, 2025, ACDBE compliance will not be monitored.

This revenue-producing contract at a State transportation facility is outside the scope of the State Procurement Law because it involves a license, permit, or similar permission to use State facilities for activities related to providing goods or services to passengers, patrons, or tenants at a transportation facility. However, the contract and any modifications must be approved by the Board of Public Works because the contract constitutes a disposition of State Property under State Finance and Procurement Article, §10-305.

Resident Business: Yes

MD Tax Clearance: 26-3134-0110

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

REVISED

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
September 2, 2026

MDOT 3

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

2-M. **MARYLAND TRANSPORTATION AUTHORITY**
Maintenance Contract

Contract ID: On-Call Upgrade and Replacement Metal Traffic Barriers and Attenuators; *MR-3042-0000*

***Contract Description*:** This contract is to provide on-call upgrades, replacement, and maintenance of traffic barrier w-beam and attenuators on an as-needed basis for the Maryland Transportation Authority (MDTA). The work under this contract may be performed at all MDTA facilities.

***Award*:** L.S. Lee, Inc.; York, PA

***Contract Term*:** 09/17/2026* – 09/16/2029 (*or earlier upon BPW approval)
(Three Years)

***Amount*:** $6,000,000 NTE

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

Bidder	***Amount***
L.S. Lee, Inc.; York, PA	$5,555,550.00

Living Wage Eligible: No

***MBE/VSBE Participation*:** 5% / 0%

Performance Security: 100% Payment and Performance Bonds

***Hiring Agreement Eligible*:** No

Incumbent: Same

2-M. **MARYLAND TRANSPORTATION AUTHORITY** *(continued)*

***Requesting Agency Remarks*:** This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on December 10, 2025, and received by 621 firms. The MDTA directly solicited 302 prospective bidders. A single bid was received and opened on March 4, 2026. The MDTA reached out to prospective bidders to ascertain reasons for not bidding and received seven responses: five firms noted the subject of the solicitation is not something they ordinarily provide; one firm noted the project is more than they can handle administratively; and one firm noted the work is far from their jurisdiction and the type of work would render this to their economic disadvantage.

The bid amount was 9.64% over the Engineer's Estimate of $5,067,350.00. The Procurement Officer has determined L.S. Lee's price to be fair and reasonable based on an analysis comparing the bid and Engineer's Estimate. The award amount is a Not To Exceed contract and the bid amount was to set unit pricing. As part of its review, MDTA considered the pricing of the individual bid items and identified higher prices for certain major items, particularly those associated with metal traffic barrier and crash attenuator work. These items can be subject to fluctuations in material costs, fabrication, transportation, labor, and supplier pricing. Based on current market conditions and the project-specific requirements, MDTA considers the pricing for these items to be balanced and reasonable.

This contract provides for repairs, upgrades, and replacement of w-beam traffic barriers and associated hardware on an as-needed basis through on-call services. The MDTA anticipates terminating the current contract when the Notice To Proceed (NTP) is issued for the new contract.

The Minority Business Enterprise (MBE) Goal established for this procurement was 5%, and L.S. Lee, Inc. has committed to meeting the 5% goal.

Climate/Sustainability Information: This contract primarily consists of replacing existing roadside safety hardware and does not involve significant new construction or building-related activities. As such, the project is not expected to have a significant direct impact on the State's greenhouse gas emissions reduction or clean energy goals. Where practical and available, materials and products used under this contract will comply with applicable MDTA and State procurement requirements, including consideration of environmentally preferable products when appropriate. The project is not subject to the High Performance Green Building Program or the Building Energy Performance Standards, as it does not involve the construction or renovation of buildings or building energy systems.

2-M. **MARYLAND TRANSPORTATION AUTHORITY** *(continued)*

***Fund Source*:** 100% Special (Toll Revenue)

***Approp. Code*:** J00.J00.41

***Resident Business*:** No

MD Tax Clearance: 26-1543-1111

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

MDOT 6

Contact: Trisha O'Neal 410-385-4849
toneal3@marylandports.com

3-C-MOD. MARYLAND PORT ADMINISTRATION
Construction Modification

Contract ID: First Street Box Culvert; *521040R*
EPICS No.: CO438953

Contract Approved: 12/18/2024 MDOT 8-C

Contract Description: Provide all labor and materials to construct a new box culvert on First Street at Dundalk Marine Terminal (DMT).

Modification Description: Modification No. 17 is for the offsetting of piles due to previously unknown utilities located during excavation for the box culvert, a credit for a change in means and method of phases 4 and 5, and compensation for time delays.

***Award*:** Joseph B. Fay Co.; Pittsburgh, PA

***Original Contract Term*:** 730 calendar days from Notice to Proceed

Modification Term: 167 calendar days

***Original Amount*:** $51,513,365.44

Modification Amount: $816,107.23

Prior Options/Mods: <$500,000.00> (Mod #1: For removal of line item from price form MDOT Item 8-C; 12/18/2024)

$26,435.00 (Mod #2: For additional fence, barriers and striping, Delegated Authority 6/11/2025)

$31,263.98 (Mod #3: To furnish new electrical cables, Delegated Authority 6/11/2025)

$13,568.66 (Mod #4: For the rental of a generator for structures and high mast light poles, Delegated Authority 6/11/2025)

$135,390.00 (Mod #5: To extend duct bank and additional excavation, Delegated Authority 11/20/2025)

3-C-MOD. MARYLAND PORT ADMINISTRATION *(continued)*

Prior Options/Mods (continued):

$8,300.00 (Mod #6: For additional electrical testing, Delegated Authority 11/20/2025)

$6,456.73 (Mod #7: For upgraded bussing for EP1 panel, Delegated Authority 11/20/2025)

$199,000.00 (Mod #8: For additional drainage for water removal, Delegated Authority 11/20/2025)

$184,208.00 (Mod #9: For additional piles, pile cap and lengthen precast box culvert, Delegated Authority 12/17/2025)

$104,559.54 (Mod #10: For unknown underground structure found and removed, Delegated Authority 12/17/2025)

$81,003.85 (Mod #11: To survey and for additional rebar due to unknown raker piles, Delegated Authority 12/17/2025)

$86,719.15 (Mod #12: For longer piles than plans called for, Delegated Authority 01/29/2026)

$261,531.91 (Mod #13: Unknown timber piles and caps discovered and removed. BPW 3/18/26, 4-C-MOD)

$157,600.00 (Mod #14: Remove 16" and 12" valves, install insertion valve, grade and repave area, Delegated Authority 4/1/26)

$191,000.00 (Mod #15: Larger manhole required and additional stormwater structures not in plans. Delegated Authority 4/1/26)

$59,093.84 (Mod #16: Repair two 2" water lines and replace 18" RCP at Inlet 4.3, Delegated Authority 4/14/26)

3-C-MOD. MARYLAND PORT ADMINISTRATION *(continued)*

Total Contract Amount: $53,375,603.33

Percent Change (this item): .02%

Total Percent Change: 3.62%

***Procurement Method*:** Competitive Sealed Proposals

Living Wage Eligible: No

***DBE /VSBE Participation*:** * / 0%

***Performance Security*:** 100% Performance and Payment Bonds.

Hiring Agreement Eligible: No

***Requesting Agency Remarks*:** This project is one of three which will provide DMT with greater resiliency against weather events associated with climate change. The three projects are: the First Street Box Culvert, a box culvert 2,306' long by 5' high by 10' wide, with a storm water pump station and yard storm drain improvements; a Sea Curb, consisting of a 7,269' long, 2'8" high concrete sea wall around the perimeter of DMT; and Tidal Gates, consisting of the construction of 14 tidal gates at 14 existing outfalls at DMT. Combined, these improvements will reduce most of the marine terminal's ponding to 6" or less. These resiliency measures are intended to protect the terminal from a storm surge with wave action up to 10' above base level and from high intensity rainfall events. These projects are being funded with a combination of two federal grants and State funds.

During excavation for a pipe connecting to the culvert, the Contractor uncovered previously unknown existing utilities that were unknown at the time of project design and require the Contractor to offset piles at the 48" storm drain in the middle of the box culvert and at the 4" force main. As such, the Contractor is entitled to an equitable adjustment of $235,280.30 to complete the work due to differing site conditions in accordance with Maryland Port Administration (MPA) General Provisions (GP) for Construction Contracts.

Additionally, the contractor provided an alternative means and method for phases 4 and 5 of the projects, proposing to utilize an open-cut excavation in lieu of the jack and bore method provided for in the contract drawings, providing $1,441,480.00 cost savings to MPA.

3-C-MOD. MARYLAND PORT ADMINISTRATION *(continued)*

***Requesting Agency Remarks*:** *(continued)*

Finally, the Contractor is entitled to compensation for extended overhead costs for differing site conditions and time-related impacts to the project schedule when contract time is increased due to circumstances out of the Contractor's control, and in accordance with GP 4.07, MPA has determined that the Contractor is entitled to an equitable adjustment for overhead and profit for work performed by Contractor's forces and that of its subcontractors, and for time impacts on the schedule, for which the Contractor and MPA agree to add 147 compensable work days and 20 non-compensable work days to the original term of the contract to settle all time impact claims up to and including April 21, 2026. MPA agrees that Contractor is entitled to an equitable adjustment in the amount of $2,022,306.93.

* Consistent with the IFR issued by the United States Department of Transportation on October 3, 2025, the Contractor was informed that compliance will not be monitored.

The Maryland Port Commission approved this contract modification on July 7, 2026.

***Fund Source*:**	86% – Special (Transportation Trust Funds) 14% – Federal Highway Administration (FHWA) PROTECT Grant (Federal Funds)
***Approp. Code*:**	J030190050
***Resident Business*:**	No
MD Tax Clearance:	26-0498-1111

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

MDOT 10

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

4-S. **MOTOR VEHICLE ADMINISTRATION**
Services Contract

Contract ID: Presort Mailing Services; *V-HQ-26063-S*
EPICS No.: VHQ26063S

***Contract Description*:** Presort Mailing Services at the Motor Vehicle Administration (MVA) Headquarters in Glen Burnie, Maryland. The MVA processes about 14.5 million outgoing mail each year and this contract requires services that meet United States Postal Service (USPS) standards while maximizing postage discounts. Key tasks include mail pickup, presorting, barcoding, USPS delivery, address updates, reporting, cost-savings documentation, and maintaining strict security and chain of custody controls.

***Award*:** The League for People with Disabilities, Inc.
Towson, MD

***Contract Term*:** 10/01/2026 – 09/30/2031 (five years)

***Amount*:** $2,594,732.15 NTE

***Procurement Method*:** Preferred Provider

Living Wage Eligible: No

***MBE/VSBE Participation*:** 0% / 0%

***MBE Waiver*:** No

***Performance Security*:** None

***Hiring Agreement Eligible*:** No

***Incumbent*:** Corporate Mailing Services (CMS), Inc.
Baltimore, MD.

4-S. **MOTOR VEHICLE ADMINISTRATION** *(continued)*

***Requesting Agency Remarks*:** The League for People with Disabilities, Inc. (The League) is a certified preferred provider under the Maryland Employment Works Program pursuant to COMAR 21.11.05. The pricing for this contract has been determined to reflect fair market value and received approval from the Pricing and Selection Committee on July 23, 2026.

The contract requires the vendor to provide presort mailing services, including all labor, equipment, and supplies needed to support mail processing for outgoing mail generated at MVA Headquarters.

The Preferred Provider Program does not require the establishment of Minority Business Enterprise (MBE) nor Veteran-Owned Small Business Enterprise (VSBE) participation goals. Therefore, no MBE/VSBE goals were established for this Contract.

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

***Approp. Code*:** J04E0001

***Resident Business*:** Yes

MD Tax Clearance: 26-3289-1100

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

MDOT 12

Contact: Oluwaseun Yerokun 410-545-0330
oyerokun@mdot.maryland.gov

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

Contract ID: Installation of Thermoplastic Pavement Markings at Various Locations in Anne Arundel, Calvert, Charles and St. Mary's Counties. – District – 5; *479D51428*
EPICS No.: 479D51428

***Contract Description*:** Provide installation of thermoplastic pavement markings at various locations in Anne Arundel, Calvert, Charles and St. Mary's Counties - District – 5.

***Award*:** Mullen's Markings, Inc., Culpeper, VA

***Contract Term*:** 09/17/2026* – 12/31/2028 (*or earlier upon BPW approval)
(two years, three months, 15 days)

***Amount*:** $531,850.00

***Procurement Method*:** Competitive Sealed Bidding

***Bids*:**

Bidders	*Amounts*
Mullen's Markings, Inc Culpeper, VA	$531,850.00
Delta Engineering Group, LLC Silver Spring, MD	$699,525.00
Priceless Industries, Inc Baltimore, MD (CSB, MBE)	$777,110.00
Proline Painting, Inc Jamaica, NY (CSB)	$899,810.00
Denville Line Painting, Inc Rockaway, NJ	$929,600.00

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.

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

Hiring Agreement Eligible: Yes

***Incumbent*:** Traffic Lines, Inc.; Farmingdale, NJ

***Requesting Agency Remarks*:** This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on February 03, 2026, notifying 649 potential contractors, 24 of which were MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited 12 contractors. Maryland Works granted a waiver for these services on February 12, 2025. SHA received six bids which were opened on March 05, 2026. There were no protests filed for this contract. The incumbent did not bid because they anticipated being outbid on the contract.

At the time of bid opening on March 05, 2026, the apparent low bidder was deemed non-responsive for not meeting the $300.00 minimum for bid item 1001 (protection vehicle with operator). SHA rejected the bid on March 12, 2026. The incumbent elected not to bid on this contract.

SHA has confirmed Mullen's Markings, Inc's bid.

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: Anne Arundel, Baltimore; Baltimore City; Calvert, Charles, Howard; Montgomery; Prince George's and St. Mary's. No VSBE participation goal was set due to lack of certified firms to perform these services. This solicitation was not designated for the Small Business Reserve because less than two eligible small businesses were identified. Although the bid table shows two certified small businesses bids, the third-place bidder was not found under the relevant commodity code for traffic pavement marking services, yet still submitted a bid.

***Fund Source*:** 100% Special (Transportation Trust Fund)
***Approp. Code*:** J02B0102

Resident Business*:** Yes ***MD Tax Clearance: 26-0971-1111

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Oluwaseun Yerokun 410-545-0330
oyerokun@mdot.maryland.gov

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

Contract ID: Install, Repair, or Replace Traffic Barrier at Various Locations in Calvert, Charles, and St. Mary's Counties – District – 5; *4770051429*
EPICS No.: 4770051429

***Contract Description*:** Provide install, repair, or replace traffic barrier at various locations in Calvert, Charles, and St. Mary's Counties – District – 5.

***Award*:** Long Fence Company, Inc.; Ijamsville, MD

***Contract Term*:** 09/17/2026* – 12/31/2029 (*or earlier upon BPW approval)
(three years, three months, 15 days)

***Amount*:** $1,961,270.00

***Procurement Method*:** Competitive Sealed Bidding

***Bids*:**

Bidders	*Amounts*
Long Fence Company, Inc Ijamsville, MD	$1,961,270.00
L. S. Lee, Inc. York, PA	$2,630,110.00

Living Wage Eligible: Yes

***MBE/VSBE Participation*:** 9.02% / 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

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

***Requesting Agency Remarks*:** This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on May 05, 2026, notifying 606 potential contractors, 87 of which were MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited seven contractors. Maryland Works granted a waiver for these services February 12, 2025. SHA received two bids which were opened on June 04, 2026. There were no bid protests filed for this contract.

SHA has confirmed Long Fence Company, Inc's bid price.

Climate/Sustainability Statement: Steel traffic barrier repair operations shall utilize qualified products and materials that meet applicable state and federal transportation standards while supporting environmental stewardship and sustainability objectives. All replacement components, including steel rail elements, posts, hardware, and related materials, will be sourced from approved qualified products lists and selected for durability, performance, and long service life to reduce maintenance frequency and resource consumption.

Repair activities will be conducted in a manner that minimizes environmental impacts through the efficient use of materials, reduction of waste generation, and proper recycling or disposal of removed barrier components. Whenever practical, steel materials containing recycled content and materials manufactured using sustainable practices will be utilized. Damaged steel components removed during repairs will be recycled whenever feasible to divert waste from landfills and conserve natural resources.

Construction and maintenance operations shall incorporate best management practices to prevent soil disturbance, erosion, sediment transport, and contamination of nearby waterways, wetlands, and environmentally sensitive areas. Equipment will be maintained to minimize fuel consumption, emissions, and the risk of fluid leaks or spills during repair activities.

By SHA utilizing qualified products and sustainable materials, steel traffic barrier repair operations support transportation safety while reducing environmental impacts, conserving resources, and promoting long-term infrastructure sustainability.

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 9% MBE goal was set for this project based on the minimal number of MBE firms located within the geographical area of the work certified with the NAICS codes to perform the project activities, however, the awardee has committed to exceeding the goal by 0.02% for a 9.02% participation goal MBE goal.

No VSBE participation goal was set due to lack of certified firms to perform these services.

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

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

***Approp. Code*:** J02B0102

***Resident Business*:** Yes

MD Tax Clearance: 26-2356-1111

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Oluwaseun Yerokun 410-545-0330
oyerokun@mdot.maryland.gov

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

Contract ID: Install, Repair or Replace W Beam at Various Locations in Allegany County – District – 6; *4770161428*
EPICS No.: 4770161428

***Contract Description*:** Provide install, repair or replace w beam at various locations in Allegany County – District – 6.

***Award*:** Penn Line Service, Inc.; Scottdale, PA

***Contract Term*:** 09/17/2026* – 12/31/2028 (*or earlier upon BPW approval) (two years, three months, 15 days)

***Amount*:** $797,528.65

***Procurement Method*:** Competitive Sealed Bidding

***Bids*:**

Bidders	*Amounts*
Penn Line Service, Inc. Scottdale, PA	$797,528.65
Green Acres Contracting Company, Inc. Scottdale, PA	$1,031,425.50
L. S. Lee, Inc. York, PA	$1,649,790.10

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*:** Green Acres Contracting Company, Inc.
Scottdale, PA

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

***Requesting Agency Remarks*:** This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on April 21, 2026, notifying 603 potential contractors, 87 of which were MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited seven contractors. Maryland Works granted a waiver for these services. SHA received three bids which were opened on May 21, 2026. There were no bid protests filed for this contract.

SHA has confirmed Penn Line Service, Inc's bid price

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals, Small Business Preference, as well as a Small Business Reserve designation. A 0% MBE goal was set for this project 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: Allegany; Garrett and Washington. Although 11 companies registered as certified small businesses under category 72141002-Highway and road sign or guardrail construction and repair service, none of those businesses are listed as a certified installer in the state of Maryland, therefore this solicitation was not designated for the Small Business Reserve program. 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: 26-2436-1110

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

MDOT 19

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

8-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# 24-2928
A.C. Besche Real Estate Company, Inc. **(± 0.939 acres)**, located on the west side of MD Route 5 (Leonardtown Rd), north of MD Route 231 (Prince Frederick Rd), and adjacent to 8280 Old Leonardtown Road in Hughesville, Charles County

***Grantor*:** State of Maryland, SHA

***Grantee*:** D&M Rental I, LLC, a Maryland limited liability company

***Consideration*:** $25,001

***Appraised Value*:** $19,191 – David M. Kopczynski, (Approved)
Lisa Ward, Review Appraiser

Requesting Agency Remarks: In 2005, SHA acquired the subject property for the MD Route 5 (Leonardtown Rd) – From North of Gallant Green Road to North of Deborah Drive right-of-way project. SHA proposes to convey the property to the adjoining owner (D&M Rental I, LLC) through a sealed bid sale of $25,001 which exceeds the appraised value.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

MDOT 20

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

9-LL. THE SECRETARY'S OFFICE
Lease/Landlord

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

***Authority*:**	State Finance and Procurement Article, § 10-305 Annotated Code of Maryland
***Property*:**	Item# 3799 George Lerian **(0.35 acres ±)**, located at the corner of Route 40 and Rolling Road, adjacent to 6300 Baltimore National Pike, Catonsville, Baltimore County
***Landlord*:**	State of Maryland, SHA
***Tenant*:**	Koros, Inc.
***Space Type*:**	18 Paved parking spaces
***Lease Type*:**	Renewal (Continued use)
***Lease Term*:**	9/16/2026-9/16/2028 (two years)
***Effective Date*:**	September 16, 2026
***Annual Rent*:**	$612.50 per month ($7,350 annually)

Requesting Agency Remarks: The subject property has been under lease with SHA since 1982. SHA proposes a two-year lease renewal to the above tenant for the purpose of parking spaces to accommodate the adjacent Double T. Diner restaurant. Due to this being a short-term lease renewal, SHA intends to keep the same rent amount as stated in the renewal lease from 2023, which is $612.50 per month.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

MDOT 21

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

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

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

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

Procurement Method: Task Order/ Purchase Order under Master Contract

1.0 Master Contract: Consulting and Technical Services Plus (CATS+)
Contract No. 060B2490023
Approved: DoIT 3-IT 04/03/2013
Term: 04/22/2013 – 04/21/2028
***As of publication, the remaining balance of this master contract is $217,090,581.64*

1.1 Using Agency: The Secretary's Office (TSO)

Contract Description: The Secretary's Office (TSO) Office of Transportation Technology Services (OTTS) Application Development Maintenance and Support provide resources to support the Maryland Department of Transportations (MDOT) Sharepoint, Salesforce, .NET and other existing and emerging software technologies*; ADPICS No.: COL52060/ EPICS.: CO437026.*

Modification Description: Modify the contract to add money and extend the contract for 12 months through September 30, 2027.

Award: Serigor, Inc.; Baltimore MD
(*Certified Small Business and Minority Business)*
Original Contract Term: 03/01/2021 – 02/28/2026
Modification Term: 10/01/2026 – 09/30/2027 (12 months)
Original Contract Amount: $4,000,000.00
Modification Amount: $550,000.00
Prior Options/Mods: $0.00 (Mod#1: Extend contract term from 02/28/2026 through 09/30/2026; MDOT Delegation 12/05/2025)
Revised Total Contract Amount: $4,550,000.00
Percentage +/- Change: 13.75%
Overall Percentage Change: 13.75%
MBE / VSBE Participation : 20% / 0%
MBE / VSBE Compliance: 23.67% / 0%
Resident Business: Yes
Fund Source: 100% Special (Transportation Trust Funds)

10-IT-MOD. THE SECRETARY'S OFFICE *(continued)*

Requesting Agency Remarks: This contract provides up to ten resources to support the Maryland Department of Transportations (MDOT) Sharepoint, Salesforce, .NET and other existing and emerging software technologies. All resources manage and provide daily support of MDOT's mission critical business applications, provide guidance, and continual supportive information with application security and best practices in planning, designing, operational improvements and implementations of evolving technology solutions. The resources provided under this contract are open for to all of MDOT's Modal Administrations that may have a need for these services. Currently there are four resources working under this contract at The Secretary's Office (TSO).

MDOT initially sought to do a Request for Proposal (RFP) for services, but after discussions with the Department of Information Technology (DoIT), MDOT is seeking approval from the Board of Public Works (BPW) for a 12-month contract modification to provide MDOT with the operational continuity necessary to fully evaluate and implement its long-term staffing strategy. It was agreed between DoIT and MDOT that during this extension period, MDOT will assess the feasibility of establishing Temporary PIN positions or full-time State employee positions as the preferred long-term staffing model. This timeframe will allow the Department to complete the required workforce assessments, obtain the necessary approvals, and identify the most cost-effective and sustainable staffing solution for these critical technical roles. If Temporary PIN positions or full-time State employee positions are not feasible MDOT will use the Agile statewide contract.

Following completion of the State Temporary PIN/ FTE State Employee evaluation and approval process, MDOT will determine the appropriate resource levels needed to support current operations and future initiatives. Based on those staffing requirements, MDOT will then proceed with the Agile 2.0 procurement as the long-term operating model to supplement any remaining resource needs. This phased approach minimizes operational risk, supports informed staffing decisions, and positions MDOT to implement a sustainable and fiscally responsible workforce strategy while ensuring continuity of critical IT services throughout the transition under the FY28 budget.

The original contract was awarded by the BPW through the Department of General Services Office of State Procurement agenda on January 27, 2021, Item 24-IT, 1.1., through secondary competition from the Consulting and Technical Services+ (CATS+) contract.
The Minority Business Enterprise (MBE) compliance for Serigor Inc. and its MBE subcontractor; is currently exceeding the MBE participation goal.

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
September 2, 2026

Item#	Category	Pages
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10 - 12	*Architecture and Engineering*	*14 - 21*
13	*Construction*	*22 - 23*
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21 - 23	*Information Technology*	*45 - 50*
24 - 26	*Maintenance*	*51 - 59*
27	*Expedited Procurement Request*	*60 - 61*
28 - 29	*Tenant Lease*	*62 - 66*

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 2, 2026

Contact: Kimberly Williams 410-767-4703
kimberly.williams4@maryland.gov

1-CGL. CAPITAL GRANTS AND LOANS

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

Town of Riverdale Park
Riverdale Park Flood Management (Prince George's County)
"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of water infrastructure improvements."
Maryland Consolidated Capital Bond Loan of 2023 (LSI– Chapter 102, Acts of 2023) DGS Item 23-510, (SL-337-240-038) ***$150,000***

Matching Fund: No match is required.

Background:	Total Project	$ 700,000
	23-510 (This Action)	**$ 150,000 (Non-match)**
	Local Cost	$ 550,000

(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. At the time of submission, the Department of General Services has verified that this grantee is in Good Standing status with the State Department of Assessments and Taxation.
6. This project may include planning and construction to address flooding on Beale Circle East by replacing failed storm drains, realigning the curb and inlet, and installing a bioretention facility and rain garden in the open space between Beale Circle East and West.

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
September 2, 2026

Contact: Kimberly Williams 410-767-4703
kimberly.williams4@maryland.gov

2-CGL. CAPITAL GRANTS AND LOANS

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

Montgomery County, Maryland
White Flint Redevelopment (Montgomery County)
"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of redevelopment projects in White Flint."
Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)
DGS Item 23-211, (SL-308-230-038) ***$6,000,000***

Matching Fund: No match is required.

Background:	Total Project	$ 7,000,000
	23-211 (This Action)	**$ 6,000,000 (Non-match)**
	Local Cost	$ 1,000,000

(Prior Actions: None)

Remarks:

1. By retroactive authority, DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. At the time of submission, the Department of General Services has verified that this grantee is in Good Standing status with the State Department of Assessments and Taxation.
6. This project may include developing infrastructure for the redevelopment of the White Flint North Bethesda area as a Life/Science/mixed use development hub.

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
September 2, 2026

Contact: Kimberly Williams 410-767-4703
kimberly.williams4@maryland.gov

3-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works enter into grant agreements for the following grants. However, for remark no. 1 below, we are recommending that the Board determine the request from the grantee for approval or disapproval:

Columbia Center for the Theatrical Arts, Inc.
New Cultural Center (Howard County)
"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a mixed-use cultural arts center located in downtown Columbia."
Maryland Consolidated Capital Bond Loan of 2021 (MISC– Chapter 63, Acts of 2021) DGS Item 21-223, (SL-157-186-038) ***$1,000,000***
Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022) DGS Item 22-254, (SL-157-186-038) ***$1,000,000***

Matching Fund: No match is required.

Background:

Total Project	$ 67,535,000
21-223 (This Action)	**$ 1,000,000 (Non-match)**
22-254 (This Action)	**$ 1,000,000 (Non-match)**
18-137 (Prior Action)	$ 500,000 (Non-match)
Local Cost	$ 65,035,000

(Prior Actions: 8/23/23 Agenda, Item 17-CGL)

Remarks:

1. The grantee has requested to modify the grant agreement to permit the grantee to lease the grant-funded property to third-parties without prior approval of the Board of Public Works. The grantee's requested modification to the grant agreement would still require Board of Public Works approval prior to sale of the grant-funded property. Board of Public Works approval of this agenda item approves the grantee's requested modification to the grant agreement.
2. By retroactive authority, DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
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.

3-CGL. CAPITAL GRANTS AND LOANS *(continued)*

5. At the time of submission, the Department of General Services has verified that this grantee is in Good Standing status with the State Department of Assessments and Taxation.
6. This project may include the capital equipment for a main theater and a black box theater located in a new cultural center. The theater space will also include backstage, office areas, a kitchen, dining and cafe spaces, classrooms, a dance studio, a box office, and group sales office.

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
September 2, 2026

Contact: Kimberly Williams 410-767-4703
kimberly.williams4@maryland.gov

4-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
Maryland Independent College and University Association – Johns Hopkins University
(Baltimore City)
"For the acquisition, design, construction, and equipping of the Henrietta Lacks Building at Johns Hopkins University's East Baltimore Campus."
Maryland Consolidated Capital Bond Loan of 2020 (MISC– Chapter 537, Acts of 2020)
DGS Item 20-G001, as amended by Chapter 576 Acts of 2021 (SL-229-200-038)
$4,000,000

Matching Fund: No match is required.

Background:	Total Project	$ 54,026,743
	20-G001 (This Action)	**$ 4,000,000 (Non-match)**
	Local Cost	$ 50,026,743

(Prior Actions: None)

Remarks:

1. The matching fund requirement for this grant was removed by House Bill 1374, Acts of 2021, Chapter 576, effective June 1, 2021.
2. By retroactive authority, DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
3. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
4. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
5. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.

4-CGL. CAPITAL GRANTS AND LOANS *(continued)*

6. At the time of submission, the Department of General Services has verified that this grantee is in Good Standing status with the State Department of Assessments and Taxation.
7. This project may include the design, construction and capital equipping of the new Henrietta Lacks Building on the Johns Hopkins University East Baltimore campus.

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
September 2, 2026

Contact: Kimberly Williams 410-767-4703
kimberly.williams4@maryland.gov

5-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works enter into a grant agreement for the following grant. However, for remark no. 1 below, we are recommending that the Board determine the request from the grantee for approval or disapproval:

Columbia Center for Theatrical Arts Inc.
New Cultural Center (Howard County)
"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a mixed–use cultural arts center located in downtown Columbia. Notwithstanding section 1(7) of this act, this grant may not terminate before June 1, 2031."
Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-358, (SL-377-220-038) as amended by Chapter 722, Acts of 2024.
$1,000,000

Matching Fund: No match is required.

Background:	Total Project	$3,089,750
	22-358 (This Action)	**$1,000,000 (Non-match)**
	Local Cost	$2,089,750

(Prior Actions: None)

Remarks:

1. The grantee has requested to modify the grant agreement to permit the grantee to lease the grant-funded property to third parties without prior approval of the Board of Public Works. The grantee's requested modification to the grant agreement would still require Board of Public Works approval prior to sale of the grant-funded property. Board of Public Works approval of this agenda item approves the grantee's requested modification to the grant agreement.
2. By retroactive authority, DGS is administratively correcting the grantee name and beneficiary name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
3. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
4. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.

5-CGL. CAPITAL GRANTS AND LOANS *(continued)*

5. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
6. At the time of submission, the Department of General Services has verified that this grantee is in Good Standing status with the State Department of Assessments and Taxation.
7. This project may include the addition of furnishings, fixtures and equipment for a main theater and a black box theater located in a new cultural center in downtown Columbia, Maryland.

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
September 2, 2026

Contact: Kimberly Williams 410-767-4703
kimberly.williams4@maryland.gov

6-CGL. CAPITAL GRANTS AND LOANS

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

City of New Carrollton
Harland Street Pool Property (Prince George's County)
"For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of Harland Street Pool Property."
Maryland Consolidated Capital Bond Loan of 2026 (MISC)– Chapter 5, Acts of 2026) DGS Item 26-361 (SL-047-260-038) ***$ 200,000***

Matching Fund: No match is required.

Background:

Total Project	$ 950,000
26-361 (This Action)	**$ 200,000 (Non-match)**
Local Cost	$ 750,000

(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. At the time of submission, the Department of General Services has verified that this grantee is in Good Standing status with the State Department of Assessments and Taxation.
5. This project may include initial site preparation for the Harland Street Pool Property redevelopment, including demolition of the abandoned swimming pool and site restoration. This project will transform an underutilized property into a community center.

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
September 2, 2026

Contact: Kimberly Williams 410-767-4703
kimberly.williams4@maryland.gov

7-CGL. CAPITAL GRANTS AND LOANS

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

Mayor and Town Council of the Town of Cheverly
Town of Cheverly Public Works Building (Prince George's County)
"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Town of Cheverly Public Works Building."
Maryland Consolidated Capital Bond Loan of 2023 (LHI– Chapter 102, Acts of 2023) DGS Item 23-611, (SL-321-230-038) ***$ 150,000***
Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023) DGS Item 23-457, (SL-321-230-038) ***$ 1,250,000***

Matching Fund: No match is required.

Background:

Total Project	$ 12,127,000
23-611 (This Action)	**$ 150,000 (Non-match)**
23-457 (This Action)	**$ 1,250,000 (Non-match)**
Local Cost	$ 10,727,000

(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. At the time of submission, the Department of General Services has verified that this grantee is in Good Standing status with the State Department of Assessments and Taxation.
5. This project may include furnishing and replacing capital equipment in the shared-use Public Works space.

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
September 2, 2026

Contact: Kimberly Williams 410-767-4703
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8-CGL. CAPITAL GRANTS AND LOANS

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

Baltimore County, Maryland
Randallstown Community Center (Baltimore County)
"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement and capital equipping of the Randallstown Community Center."
Maryland Consolidated Capital Bond Loan of 2022 (MISC – Chapter 344, Acts of 2022)
DGS Item 22-428, (SL-385-220-038) ***$ 200,000***

Matching Fund: No match is required.

Background:	Total Project	$ 200,000
	22-428 (This Action)	**$ 200,000 (Non-match)**
	Local Cost	$ 0

(Prior Actions: None)

Remarks:

1. DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. At the time of submission, the Department of General Services has verified that this grantee is in Good Standing status with the State Department of Assessments and Taxation.
6. This project may include multiple interior building renovations, to both enhance recreational opportunities and improve building operational spaces.

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
September 2, 2026

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

9-CGL. CAPITAL GRANTS AND LOANS
Higher Education Commission

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

Wor-Wic Community College
Maintenance Building Expansion – Design (CC-17-MC25/26-491)

The project is to construct an addition to the existing Maintenance Building at Wor-Wic Community College (WWCC). The existing building was constructed in 2005 and serves as the primary operational space for WWCC's facilities management personnel. The facility consists of four offices, a mail room, vehicle bays, a breakroom, and a warehouse for receiving and storage. The facility is undersized and cannot accommodate the existing facilities personnel or maintenance equipment. Facilities personnel currently share offices within the building or are housed in a separate modular building that has exceeded its expected lifespan. Some maintenance equipment and furniture are currently stored across campus in tents, storage containers, and other non-climate controlled spaces which reduces their lifespan and increases operational and repair costs.

Every effort will be made to incorporate sustainable systems, elements, and components into the design and construction of the Maintenance Building Expansion project. Sustainable elements to be incorporated include the following: high-efficiency volumetric lighting fixtures; automatic lighting controls, including occupancy/vacancy sensors and daylight sensors where applicable; automatic plug-load controls; reduction of light pollution; high-efficiency gas furnaces; high-efficiency HVAC systems and equipment; and low-flow plumbing fixtures.

Fund Sources: MCCBL 2026; Item #181 *Provide funds to assist the subdivisions in the acquisition of property and in the design, construction, renovation, and equipping of local and regional community college buildings, site improvements, and facilities… Wor-Wic Community College –Maintenance Building Expansion.* **$3,347,000**

Background:	Total State Share
Total Project State Share	$3,589,000
This Action	**$3,347,000**
Previous Action 29-CGL, BPW 12/17/25	$ 242,000

DEPARTMENT OF GENERAL SERVICES
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9-CGL. CAPITAL GRANTS AND LOANS *(continued)*

Remarks:

1. This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.
2. The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommend approval. All contracts will be awarded by Wor-Wic Community College and signed by local authorities.
3. The Office of the Comptroller may not disburse State funds until after the Department of General Services verifies that the grant recipient has expended the matching fund and the required amount for reimbursement. Funding is based on a total project cost of $4,785,000, and the local share of this cost is 25.0% or $1,196,000 and is in accordance with Section 11-105(j) of the Education Article.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
REVISED
September 2, 2026

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

10-AE. **ARCHITECTURE AND ENGINEERING**
Department of General Services

Contract ID: Rocky Gap State Park Dam Valve Replacement; *P-059-260-010*
ADPICS No.: 001B7600066, CTR027431

***Contract Description*:** Obtain professional services to provide the replacing of the damaged components within the dam control structure. The project outlined within will increase dam safety by providing functioning gate valves within the control structure. This will ensure proper year-round discharge is maintained to the stream channel below, while simultaneously supporting the water distribution and treatment system within the park. Additionally, this will safeguard the operations of the emergency discharge system for the dam.

***Award*:** Whitman, Requardt & Associates, LLP.; Baltimore, MD

***Contract Term*:** 10/01/2026 – 09/30/2030

***Amount*:** $223,965

***Procurement Method*:** Qualification Based Selection *(Single Proposal Received)*

Proposal:

Offeror	*Technical Ranking*
Whitman, Requardt & Associates, Inc.; Baltimore, MD	1

***MBE/VSBE Participation*:** 20% / 0%

***Incumbent*:** N/A

***Requesting Agency Remarks*:** The solicitation for the Subject Project was originally advertised on eMaryland Marketplace Advantage on December 19, 2025, with Technical Proposals due on January 30, 2026. The solicitation included a 10% Minority Business Enterprise (MBE) participation goal and was designated as a Small Business Reserve (SBR) procurement. A Pre-Proposal Conference was held on January 9, 2026, and the Procurement Officer conducted direct outreach to 130 firms. Based on conference attendance and follow-up discussions, only one firm indicated that it intended to submit a proposal.

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10-AE. **ARCHITECTURE AND ENGINEERING** *(continued)*

Remarks (continued):

To increase competition, the Procurement Officer requested removal of the SBR designation. After reviewing the Department's outreach efforts and justification for the solicitation requirements, the Socioeconomic Programs Office approved the request. The solicitation was re-advertised on February 4, 2026, with revised procurement dates. As part of the renewed outreach effort, the Procurement Officer directly solicited 241 firms, and a second Pre-Proposal Conference was held on February 25, 2026.

Although two firms initially expressed interest in submitting proposals, one firm withdrew on the proposal due date. As a result, only one qualified Technical Proposal was received. Despite extensive outreach, including direct solicitation of 241 firms and re-advertisement of the solicitation, the Department was unable to generate additional competition.

Although only one qualified Technical Proposal was received, the Procurement Officer conducted extensive outreach to maximize competition, including direct solicitation of 241 firms, removal of the Small Business Reserve designation, and re-advertisement of the solicitation. Despite these efforts, only one qualified proposal was received. The Department evaluated the proposed price through negotiations and determined it to be fair and reasonable based on the negotiated scope of services and current market conditions.

The firm has committed to the established 20% MBE goal.

***Fund Source*:** 100% Special Funds (DNR Parks System Critical Maintenance)

***Approp. Code*:** 24005

***Resident Business*:** Yes

MD Tax Clearance: 26-2838-1110

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
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Contact: Courtney League 410-767-5516
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11-AE. **ARCHITECTURE AND ENGINEERING**
Department of General Services

Contract ID: North Point State Park - Parkwide & Waterfront Improvements; *P-067-231-010*
ADPICS No.: 001B7600088, CTR027658

***Contract Description*:** The project will provide professional services to modernize and improve the day-use area at North Point State Park (NPSP). Improvements will include relocating development away from the shoreline and outside the Critical Area Buffer; enhancing public access to natural and waterfront areas; replacing aging facilities and utilities; and expanding accessible visitor, safety, lifeguard, concession, and first-aid services. The project will also add overflow parking to accommodate increased visitation, improve park revenue and security through upgraded entry gates, and repair the existing boat ramp with a new finger pier and boat lift for emergency response use by the park, Natural Resources Police, and Fire Department at NPSP and Hart-Miller Island State Park.

***Award*:** Frederick Ward Associates, Inc.; Bel Air, MD
(Certified Small Business)

***Contract Term*:** 10/01/2026 - 09/30/2032

***Amount*:** $1,424,500.67

***Procurement Method*:** Qualification Based Selection *(SBR - Designated)*

Proposals:

Offerors	*Technical Rankings*
Frederick Ward Associates, Inc.; Bel Air, MD	1
Brudis & Associates, Inc.; Columbia, MD	2
Zest, LLC; Greenbelt, MD	3

***MBE/VSBE Participation*:** 35.04% / 0%

***Incumbent*:** N/A

11-AE. **ARCHITECTURE AND ENGINEERING** *(continued)*

***Requesting Agency Remarks*:** The solicitation for the Subject Project was advertised on eMaryland Marketplace Advantage (eMMA) on January 20, 2026, with Technical Proposals due on March 6, 2026. The solicitation was designated as a Small Business Reserve (SBR) procurement. More than 1,000 certified small businesses were notified of the solicitation. Four proposals were received, of which three were deemed reasonably susceptible of being selected for award. Following completion of the technical evaluation and ranking, DGS commenced fee negotiations with the highest-ranked firm, Frederick Ward Associates, Inc.

The Negotiation Committee certified that negotiations were conducted in accordance with applicable regulations and policies. The negotiated price proposal was based on the scope of services outlined in the project program and DGS procedures for architectural and engineering services. The negotiated price was determined to be fair, competitive, and reasonable based on historical statewide architectural and engineering rates.

The project contributes to the State's climate and sustainability goals through climate resilience and adaptation, energy efficiency and clean energy measures, and environmentally preferable site improvements. The project addresses projected sea-level rise and coastal impacts by removing aging, non-water-dependent facilities from the Critical Area Buffer, incorporating Maryland Coast Smart standards, and restoring approximately 850 linear feet of beachfront with protective sills.

The project also supports the State's greenhouse gas reduction and clean energy goals through energy-efficient building design, solar integration, and electric vehicle charging infrastructure. Additional sustainability measures include restoration of shoreline buffers with native vegetation and replacement of impervious surfaces with permeable geo-grid turf, supporting stormwater management and Chesapeake Bay water quality.

The solicitation had a 25% MBE participation goal and 0% VSBE participation goal. However, the recommended awardee proposed a 35.04% MBE participation goal commitment.

***Fund Source*:** 100% Special Funds
(Critical Maintenance & POS Public Access Programs)

***Approp. Code*:** 21004, 21010, 24010

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11-AE. **ARCHITECTURE AND ENGINEERING** *(continued)*

***Resident Business*:** Yes

MD Tax Clearance: 26-3083-0110

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
September 2, 2026

Contact: Courtney League 410-767-5516
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12-AE. **ARCHITECTURE AND ENGINEERING**
RETROACTIVE - Department of General Services

Contract ID: Jessup Electrical Infrastructure Upgrade; *KJ-000-170-D01*
ADPICS No. 001B7600079, CTR027506

Contract Description*: *RETROACTIVE approval for additional design work to support upgrades to the Maryland Environmental Services (MES) wastewater treatment plant, and survey work is required to obtain an easement. for the crossing of Brockbridge Road.

***Award*:** RMF Engineering, Inc., P.C.;, Baltimore, MD

***Contract Term*:** 07/20/2019 - 09/02/2026 (**Retroactive**)
09/03/2026 - 06/30/2028 (Proactive through completion of the two-year warranty period)

***Amount*:** $236,000 (**Retroactive**)
$ 91,040 (Proactive)
$327,040 Total

***Procurement Method*:** Sole Source

***MBE/VSBE Participation*:** 38.22% / 0%

***Incumbent*:** Same

***Requesting Agency Remarks*:** This is a request for retroactive approval of a voidable Sole Source Contract for the continuity of services for a contract originally approved by the Board of Public Works (DGS-6-AE, 7/19/2018) for which the contract term expired on 7/19/2019. Although the original estimated design duration was twelve (12) months, other reasons for extending the duration include issues obtaining the proper funding to meet the project's budgetary estimate, which required nearly one year to resolve . In addition, there were several unforeseen conditions, including extremely long lead times for electrical equipment due to the continued effects of the COVID-19 pandemic, and the job was constructed over a vast area, requiring a difficult, multilayered coordination effort that necessitated additional design to support ongoing construction.

12-AE. ARCHITECTURE AND ENGINEERING *(continued)*

The contract was initially issued as a Qualification Based Selection contract. Following fee negotiations, the contract was approved by the Board of Public Works on July 19, 2018. The contract expired before execution of all modifications to extend services; however, construction activities and associated A/E support needs continued during this period.

Additional design work is required to support upgrades to the MES wastewater treatment plant, and survey work is required to obtain an easement for the crossing of Brockbridge Road. This project is under construction, and approval of the contract extension would permit the State to continue the construction administration activities, resolve ongoing construction issues, complete the remaining design support services, and process associated A/E invoices The duration of the requested contract extension is commensurate with the time required to close out the account.

Continuation of the current contract is necessary to avoid disruption to active construction, maintain continuity of design accountability, and ensure timely resolution of field conditions and construction-phase issues through the completion of construction and the two (2) year warranty period.

The A/E firm has continued providing services consistent with the original contract scope and associated modifications. The original contract had an MBE/VSBE participation goal of 30% / 0%. Compliance is at 38.22%.

Price Analysis: The consultant was awarded the underlying IQC contract through the Qualifications-Based Selection (QBS) process. Labor rates and pricing applicable to work orders were negotiated and established at the IQC contract level and were determined to be fair and reasonable. The proposed contract does not modify the original scope of services but provides additional time necessary to administer and complete warranty-related services. The additional compensation associated with this contract is based upon the consultant's existing negotiated IQC rates and the anticipated level of effort required through the warranty period. Given that the contract continues to utilize previously negotiated rates and is limited to services necessary to support the project through completion of the warranty period, the Procurement Officer determined the amount fair and reasonable in accordance with BPW Advisory 2016-1.

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.

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12-AE. **ARCHITECTURE AND ENGINEERING** *(continued)*

***Fund Source*:** MCCBL 2025 *Jessup Region Electrical Infrastructure Upgrades. Provide funds to complete construction of upgrades to the electrical infrastructure servicing correctional facilities support buildings and offices in the Jessup Region* Item 167

Appropriation Code: 459

***Resident Business*:** Yes

MD Tax Clearance: 26-1394-1111

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
REVISED
September 2, 2026

Contact: Courtney League 410-767-5516
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13-C. **CONSTRUCTION CONTRACT**
Department of General Services

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

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

Procurement Method: Task Order under Master Contract

1.0 ***Master Contract:*** ***Roofing Services and Related Services, Statewide***
Contract No.: DGS-25-307-IQC
Approved: DGS 5-C, 12/18/2024
Term: 12/18/2024 - 12/17/2029
**As of publication, the remaining balance of this master contract is $299,047,442.*

1.1

Using Agency: Maryland School for the Deaf
Project Number: Remove Slate Shingle Replace with Composite Rubber at Bjorlee Museum; *A-500-260-001*
Description: Remove the existing slate roof and replace it with a composite rubber slate system, including replacement of gutters, downspouts, and snow guards, and repair or replacement of fascia as needed, finished to match existing.
Award: D Project, Inc; Glen Burnie, MD (Certified Small Business)
Number of Qualified Master Contractors: 12 *(SBR – Designated)*
Number of Bids: 4
Bids:

Bidders	***Amounts***
D Project, Inc.; Glen Burnie, MD	$219,000
Dynamic General Contracting LLC; Baltimore, MD	$245,000
Ruff Roofers LLC; Baltimore, MD	$324,125
Detwiller Roofing LLC; East Earl, PA	$393,000

Amount: $219,000
Term: 09/17/2026*- 04/14/2028 *(*Or earlier upon BPW approval)*

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13-C. **CONSTRUCTION CONTRACT** *(continued)*

1.1 ***Using Agency:*** Maryland School for the Deaf ***(continued)***

***MBE/VSBE Participation*:** 10.02% / 0%
Fund Source: MCCBL 2025 *Facilities Renewal Funds for the Repair and Rehabilitation of State Owned Capital facilities* Item 155
Remarks: The contractor has committed to exceeding the established 10% MBE participation goal and achieving 10.02%

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
September 2, 2026

Contact: Brady Fitzgerald 301-429-7963
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14-S. **SERVICES CONTRACT**
Department of Housing and Community Development (DHCD), Community Development Administration

Contract ID: Multi-Family Loan Underwriting Services; *BPM044764*
ADPICS No.: S00B6600061

***Contract Description*:** Provide additional loan underwriting services in support of DHCD's Multifamily Housing program.

***Award*:** Thoron Real Estate Services; Washington, DC

***Contract Term*:** 09/17/2026* - 09/30/2031 *(*Or earlier upon BPW approval)*

***Amount*:** $1,498,607.44

***Procurement Method*:** Competitive Sealed Proposals

Proposals:

Offerors	*Technical Rankings*	*Financial Offers (Rankings)*	*Overall *Rankings*
Thoron Real Estate Services (TRES), Washington, DC	1	$1,498,607.44 (1)	1
J.D. Legacy Consulting, LLC, National Harbor, MD	2	$1,671,979.59 (2)	2

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

Living Wage Eligible: Yes

***MBE/VSBE Participation*:** 10% / 0%

***Performance Security*:** No

***Incumbent*:** N/A

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

***Requesting Agency Remarks*:** The purpose of this RFP is to secure a second contractor to provide loan underwriting services for DHCD's Multifamily Housing Program. The program provides low-interest loans to third parties for rehabilitation or new construction of affordable multifamily rental housing developments for families and seniors with incomes generally below 60% of the area median, financed using a combination of federal low-income housing tax credits, State rental housing funds, federal HOME funds and tax-exempt mortgage revenue bonds.

DHCD sent direct notification of the solicitation to 13 prospective vendors and placed an advertisement in eMaryland Marketplace Advantage on July 22, 2025. Three proposals were received, but DHCD found one proposal to be not susceptible for award due to material deficiencies with its MBE documentation. DHCD determined that Thoron Real Estate Services has the best technical and financial proposal.

The RFP included an MBE participation goal of 10% based on the available subcontracting opportunities.

The Multifamily Housing Program provides low-interest loans to third parties for rehabilitation or new construction of affordable multifamily rental housing developments for families and seniors with incomes generally below 60% of the area median, financed using a combination of federal low-income housing tax credits, State rental housing funds, federal HOME funds and tax-exempt mortgage revenue bonds. The HOME Investment Partnerships Program (HOME) provides formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. It is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

***Fund Source*:** 100% Special Funds (General Bond Reserve Fund)

***Approp. Code*:** A2502

***Resident Business*:** No

MD Tax Clearance: 26-2096-0000

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
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REVISED
2nd Revision

Contact: Yasin Mohammed 410-591-6332
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15-S. **SERVICES CONTRACT**
Department of General Services

Contract ID: Statewide Fee Optimization

***Contract Description*:** This professional services contract will assist the Department of General Services (DGS) in administering the 1% administrative fee required on […] DGS-controlled (procured) contracts that contain the 1% administrative fee provision. The contractor will help DGS identify and verify fees owed, collect and reconcile payments, monitor compliance, and increase the use of statewide contracts by identifying additional contracting opportunities and supporting contract marketing and participation by local municipalities, counties, and other eligible public entities.

***Award*:** KPMG, LLP; New York, NY

***Contract Term*:** 09/17/2026* – 09/02/2028 (w/two 1-year renewal options)
(**Or earlier upon BPW approval)*

***Amount*:** $30,200,000 Est. (Base Term - 2 Years)
$15,100,000 Est. (Renewal Option #1 - 1 Year)
$15,100,000 Est. (Renewal Option #2 - 1 Year)
$60,400,000 Total Estimated Revenue to the Contractor (4 Years)

(Estimated Revenue to the State is $34.2M for the base term and $68.4M for all 4 years)

***Procurement Method*:** Intergovernmental Cooperative Purchasing Agreement (ICPA)
NASPO ValuePoint Procurement Assistance Support & IT Research, Advisory, and Consulting Services, Master Agreement No. DPC-1428523190-SA-29-PASS_ITRAC

***MBE/VSBE Participation*:** 0% / 0%

***Performance Security*:** N/A

***Incumbents*:** N/A

***Requesting Agency Remarks*:** The Department of General Services is requesting approval to utilize an Intergovernmental Cooperative Purchasing Agreement through the NASPO ValuePoint Procurement Assistance Support & IT Research, Advisory, and Consulting Services portfolio, competitively solicited by the State of North Carolina. The solicitation established two categories

15-S. **SERVICES CONTRACT** *(continued)*

Remarks (continued):

of services: Procurement Assistance Support Services (PASS) and IT Research, Advisory, and Consulting Services (IT RAC). NASPO ValuePoint reports that North Carolina awarded Master Agreements to 40 qualified suppliers across these categories, including KPMG, LLP.

DGS does not currently have a centralized process or dedicated resources to consistently identify, verify, collect, and reconcile the 1% administrative fees owed under eligible statewide contracts. As a result, the State currently collects approximately 60% of the fees to which it is contractually entitled. This contract will provide DGS with additional professional resources, technology, and a standardized process to improve collection of these existing fees.

This contract is intended as a short-term strategy to assist DGS in addressing the existing administrative fee collection backlog, strengthening the current process, and responding to the audit finding related to fee collection. During the contract term, the contractor will provide the […] expertise and professional resources necessary to establish and implement a consistent fee administration process, while DGS staff will continue to oversee the program and retain responsibility for its administration. At the same time, DGS will develop the internal knowledge, processes, and capabilities necessary to support the continued administration of the program. The long-term goal is for DGS to assume greater responsibility for these functions as resources permit, subject to future staffing, budget, and operational needs.

In addition to improving fee collection, the contractor will support efforts to increase the use of statewide contracts by helping market available contracts, expand participation, and identify additional opportunities for statewide contracting. Increasing the use of these contracts will allow the State to leverage its purchasing power more effectively while also increasing the amount of eligible spending subject to the existing 1% administrative fee.

DGS currently estimates approximately $220 million in annual spending on DGS-controlled contracts already included in the administrative fee program, or approximately $55 million in quarterly spending. At the current spending level threshold:

- $550,000 in total quarterly administrative fees (or $2.2 million annually) if all fees are collected.
- At the current estimated 60% collection rate, $330,000 in fees would be collected per quarter.
- $13,200 would be paid to the contractor per quarter (4% of fees collected).
- $316,800 would be retained by the State per quarter (96% of fees collected).

15-S. **SERVICES CONTRACT** *(continued)*

Remarks (continued):

As statewide contract utilization increases, DGS aspires to grow annual spend to approximately $3.22 billion, or approximately $805 million per quarter. Under the contract's revenue-sharing structure:

- $8.05 million in administrative fees would be generated per quarter at the 1% rate (or $32.2 million annually) if all fees are collected.
- The contractor receives 4% of the fees generated from the current program and 50% of the fees generated from growth spending above $55 million.
- Based on the projected spending, the contractor's estimated compensation is approximately $3.77 million per quarter, or $15.1 million annually.
- The State would retain approximately $4.28 million per quarter, or $17.1 million annually.

The contract is structured so that the contractor is compensated only from administrative fees actually collected. Accordingly, the State does not guarantee a minimum level of contract utilization or revenue, and the contract does not require an expenditure of appropriated State funds or create a guaranteed payment obligation.

During the contract term, DGS expects to build toward the projected $3.22 billion in annual spending as the contractor ramps up its services, increases participation in existing Statewide Contracts, and identifies additional statewide contracting opportunities. The projected spending is a long-term target and is not expected to be reached immediately. As participation and utilization grow, the amount of spending subject to the 1% administrative fee is also expected to increase.

Overall, the contract provides DGS with additional resources to strengthen oversight and compliance, improve collection of revenue the State is already entitled to receive, and expand the use of statewide contracts. The State will retain a substantial portion of the revenue generated through these efforts.

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2nd Revision

15-S. **SERVICES CONTRACT** *(continued)*

Remarks (continued):

Pursuant to COMAR 21.05.09.04(B), use of an Intergovernmental Cooperative Purchasing Agreement promotes administrative efficiency. The revenue-sharing structure distinguishes between the State's existing administrative fee program and its projected expansion. The contractor receives a limited 4% share of administrative fees collected on the existing program baseline of approximately $55 million in quarterly spending. The 50% revenue share applies to administrative fees collected from eligible spending above that existing baseline, reflecting the additional program administration, supplier support, compliance, reconciliation, contract marketing, and participation activities associated with expanding the program. The structure avoids a guaranteed financial obligation while allowing the State to retain revenue from both the existing and expanded portions of the program.

DGS evaluated the scope of work for potential subcontracting opportunities and determined that the required program management and fee administration services are integrated functions and discrete subcontracting opportunities were not identified. Accordingly, no MBE or VSBE participation goals were established for this procurement.

State Personnel and Pensions Article, §13-402 does not apply to this contract because, pursuant to §13-401(b), the services are not performed within a State-operated facility and therefore do not meet the statutory definition of a "service contract."

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

***Approp. Code*:** A01.03 13109

***Resident Business*:** No

MD Tax Clearance: 26-3659-0111

This Item was withdrawn as Item 25-S from the 08/19/2026 DGS Agenda.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

Contact: Dominic Edet 667-495-2763
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16-S. **SERVICES CONTRACT**
Department of General Services

Contract ID: Pre-Disaster Services for Emergency Management and Logistic Support; *001B7600077*

ADPICS No.: 001B7600077

***Contract Description*:** Statewide contract to provide comprehensive emergency management professional services and logistics support services that include planning, training, and disaster recovery services before, during, and after disasters.

***Award*:**	DRC Emergency Services LLC.; Galveston, TX
***Contract Term*:**	09/17/2026* - 08/31/2028 (**Or earlier upon BPW approval)*
***Amount*:**	$80,000,000 NTE
***Procurement Method*:**	Intergovernmental Cooperative Purchase Agreement (ICPA) NASPO ValuePoint - Debris Removal and Monitoring Services, Master Agreement No.: OK-MA-EV00000453
***MBE/VSBE Participation*:**	0% / 0%
***Performance Security*:**	None
***Incumbents*:**	No

***Requesting Agency Remarks*:** This item is to request approval of the State's participation in an Intergovernmental Cooperative Purchasing Agreement competitively procured by the State of Oklahoma as part of the National Association of State Procurement Officers (NASPO) ValuePoint program. The NASPO ValuePoint Master Contract was awarded to 12 qualified contractors in Debris Removal and Monitoring, one of which is DRC Emergency Services LLC.

The Office of Statewide Procurement seeks to participate in the master contract with DRC Emergency Services LLC. The purpose of this contract is to have services in place for the hurricane season or any pre-disaster event while we conduct a competitive procurement. These services will support both emergent and non-emergency situations Maryland-wide, addressing both natural and human-caused events. In the event of declared emergencies, the contractor is expected to comply with all Environmental Protection Agency (EPA), Federal Emergency

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16-S. **SERVICES CONTRACT** *(continued)*

Remarks (continued):

Management Agency (FEMA), State, and Federal guidelines and regulations. The resulting contracts will serve as a platform for contractual relief for participants in urgent situations.

The NASPO ValuePoint contract, competitively solicited by the lead state, Oklahoma, offers flexibility to integrate new services as state needs arise. Benchmarking confirms DRC's pricing is highly competitive across all categories. DRC brings 25 years of continuous investment in capability and leadership to deliver competitive pricing and comprehensive crisis management. From planning and training to logistics and disaster recovery services across all stages of a crisis.

This contract is eligible for FEMA reimbursement and can be used by all Maryland government entities. Since the State has to follow FEMA guidelines for federal funding reimbursement, no MBE or VSBE participation goals were established for this contract.

State Personnel and Pension (SPP) Article 13-302 does not apply to this contract as the services are provided on an emergency basis outside of State-operated facilities to assist any employees that may be involved in the emergency.

Anyone interested in responding to the upcoming competitive procurement should make sure they are registered on eMaryland Marketplace Advantage (eMMA) at www.emma.maryland.gov to receive the solicitation notice. Once the new contract is awarded, this contract will be available for redundancy.

***Fund Source*:** Various (Depending on Emergency Situation - Agency Funds or Federal Reimbursement)

***Approp. Code*:** Various

***Resident Business*:** No

MD Tax Clearance: 26-2937-0000

This Item was withdrawn as Item 62-S from the 07/22/2026 DGS Agenda.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
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REVISED
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Contact: Udoka Onwumechili 410-379-9413
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17-S. **SERVICES CONTRACT**
Department of State Police, Forensic Sciences Division

Contract ID: Seized Drug and Toxicology Analysis: *BPM054263*
ADPICS No.: W00B6600083

***Contract Description*:** Analysis of Seized Drug evidence and analysis of toxicology evidence for the Department of State Police Forensic Science Division.

***Awards*:** **FA I & FA IV:** Chesapeake Toxicology Resources, LLC; Frederick, MD
FA I - IV: National Medical Services, Inc. dba NMS; Horsham, PA

***Contract Term*:** 09/17/2026* - 09/30/2031 *(*Or earlier upon BPW approval)*

***Amount*:** $5,000,000 (NTE for all FAs)

***Procurement Method*:** Competitive Sealed Proposals

Proposals:

FA I (Seized Drug Analysis)			
Offerors	***Technical Rankings***	***Financial Offers (Rankings)***	***Overall Rankings***
Chesapeake Toxicology Resources, LLC Frederick, MD	1	$2,130,607.19(1)	1
National Medical Services, Inc. Horsham, PA	2	$2,133,276.00(2)	2

**Technical and financial proposals were weighted equally.*

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17-S. **SERVICES CONTRACT** *(continued)*

FA II (Blood Alcohol Concentration Analysis) *(Single Proposal Received)*			
Offerors	***Technical Rankings***	***Financial Offers (Rankings)***	***Overall Rankings***
National Medical Services, Inc.; Horsham, PA	1	$349,296.00	1

**Technical and financial proposals were weighted equally.*

FA III (Blood Drug Analysis) *(Single Proposal Received)*			
Offerors	***Technical Rankings***	***Financial Offers (Rankings)***	***Overall Rankings***
National Medical Services, Inc.; Horsham, PA	1	$511,503.00	1

**Technical and financial proposals were weighted equally.*

FA IV (THC and Cannabinoids Analysis)			
Offerors	***Technical Rankings***	***Financial Offers (Rankings)***	***Overall Rankings***
National Medical Services, Inc.; Horsham, PA	1	$2,005,896.67(1)	1
Chesapeake Toxicology Resources, LLC; Frederick, MD	2	$2,725076.78(2)	2

**Technical and financial proposals were weighted equally.*

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17-S. **SERVICES CONTRACT** *(continued)*

Living Wage Eligible: Yes

***MBE/VSBE Participation*:** 1% / 0%

***Performance Security*:** N/A

***Incumbent*:** N/A

***Requesting Agency Remarks*:** A notice of the availability of a Request for Proposals (RFP) was advertised on e-Maryland Marketplace Advantage (eMMA) on February 4, 2026. A total of 21 potential vendors were solicited and Fourteen (14) were directly solicited by the Department. Two proposals were received on March 11, 2026 and both were determined to be reasonably susceptible of being selected for award. The Maryland Department of State Police (MDSP) intended to make up to four awards.

This Contract includes the following four Functional Areas (FA):
Functional Area I (FAI) Seized Drug Analysis (non-THC/ Cannabinoid)
Functional Area II (FAII) Toxicology Blood Alcohol Analysis
Functional Area III (FAIII) Toxicology Blood Drug Analysis
Functional Area IV (FAIV) THC/ Cannabinoid Analysis

Work orders will be assigned based on right of first refusal by the overall #1 ranked contractor. Due to the uncertainty in the number of cases for each FA, the Maryland Department of State Police–Forensic Sciences Division (MDSP-FSD) considered technical over financial as turnaround time or additional factors may be of essence. MDSP considered the contracting lab's scope of accreditation for each FA. Also, MDSP will consider the capacity each lab has to analyze cases from each Functional Area, and the turnaround time offered. MDSP will also need to consider the logistics for court testimony to ensure that a chemist will be available for court, if needed.

MDSP-FSD is an accredited, full service forensic laboratory system that receives over 14,000 cases per year for analysis. Approximately 80% require Controlled Dangerous Substance (CDS) or Toxicology (blood drug and/or blood alcohol) analysis. The CDS Units of the MDSP-FSD are responsible for performing analysis on submitted CDS evidence to identify the specific type of drug present. Although the MDSP-FSD operates under the administration of the Maryland Department of State Police, the laboratory is available to provide service to all 142 law enforcement agencies in Maryland. There are three CDS Units located in Pikesville, Hagerstown, and Berlin.

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17-S. **SERVICES CONTRACT** *(continued)*

Remarks (continued):

One proposal was received in response to the solicitation for FA II and FA III. The proposal was thoroughly reviewed by the Evaluation Committee and subsequently determined to be both responsive and responsible. The proposed pricing submitted by NMS was found to be fair and reasonable and within the Department's budget. Additionally, based on a recent quote provided by NMS to other government agencies, MDSP will receive a reduced rate of $4 per test for FAII and $5.00 per test for FAIII. MDSP will also receive a reduced hourly rate of $68.00 for Expert Testimony services.

After careful evaluation, it is determined that both vendors (Chesapeake Toxicology Resources and National Medical Services) provide the best value for the State. MDSP believes that the technical proposals submitted clearly demonstrate the capability to complete services requested. […].

The overall MBE participation goal for this project was set at 1%. This was determined from the fact that offerors who offer such services, work with MBE on a limited basis due to the specialized services and products they provide."

***Fund Source*:** 100% General Funds

***Approp. Code*:** W00.26.31511.0824

***Resident Business*:** Yes for Chesapeake Toxicology Resources, LLC

MD Tax Clearance: 26-1491-0110 - Chesapeake Toxicology Resources, LLC
26-1490-0100 - National Medical Services, INC.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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Contact: Cynthia Washington 410-767-7675
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18-S. **SERVICES CONTRACT**
Department of Human Services; Social Services Administration

Contract ID: Developmental Disability Services; *SSA/DDA-27-002*
ADPICS No.: N00B7600031

***Contract Description*:** Continuity of care for human, social, and educational services for up to four youth. Currently there are two youth placed with the Provider.

***Award*:** Cornerstone Research & Development, Inc.; Owings Mills, MD

***Contract Term*:** 11/01/2026* - 10/31/2028 *(*Or earlier upon BPW approval)*

***Amount*:** $1,093,576 (2 Years)

***Procurement Method*:** Sole Source (Continuity of Care)

Living Wage Eligible: Yes

***MBE/VSBE Participation*:** 0% / 0%

***Performance Security*:** N/A

***Hiring Agreement Eligible*:** Yes

***Incumbent*:** N/A

***Requesting Agency Remarks*:** Cornerstone Research & Development, Inc. (Cornerstone) is a Residential Child Care Provider that is licensed and monitored by Maryland's Developmental Disabilities Administration. Cornerstone specializes in providing care to children who have been diagnosed with various disorders, such as Attention Deficit Hyperactivity Disorder, Depressive Disorder with Psychotic Features, Post-Traumatic Stress Disorder, and Disruptive Mood Dysregulation Disorder.

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18-S. **SERVICES CONTRACT** *(continued)*

Remarks (continued):

The Department currently has a Contract for four (4) beds, which will end on August 31, 2026. Currently, there are two (2) youth placed with this Provider and two (2) youth pending placement.

DHS has conducted a site visit at the Provider's location at 9776 Bon Haven Lane, Owings Mills, MD, on January 7, 2026. The three-bedroom, two-and-one-half-bathroom unit was found to be appropriate, and no deficiencies were identified. One youth is currently in care at this location.

DHS also conducted a site visit at Cornerstone's Creekside Circle location in Owings Mills, MD, where another youth is in care, and the two-bedroom, two-bathroom unit was deemed appropriate. No deficiencies were identified.

The Provider's performance and compliance are also reviewed during the monthly Children's Check-In call facilitated by the Office of Health Care Quality, which includes representatives from other state agencies, such as the Maryland Department of Health, Developmental Disabilities Administration, Office of Licensing and Monitoring, and SSA Contract and Placement Units.

This Sole Source Contract will provide continuity of care for the youth currently placed at Cornerstone from Charles and Prince George's Counties.

The proposed price for this contract is fair and reasonable because it is set by the Developmental Disabilities Administration using the same established methodology for pricing all In-State Developmental Disabilities Administration providers. Rates from interagency rates.

***Fund Source*:** 100% General Funds

***Approp. Code*:** N00G0001

***Resident Business*:** Yes

MD Tax Clearance: 26-4173-0000

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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Contact: Christina Kuminski 410-767-4787
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19-S-MOD. SERVICES CONTRACT MODIFICATION
Department of Budget and Management

Contract ID: Employee Assistance Program; *F10B0600055*
ADPICS No.: COL48705

Contract Approved: DGS 26-S, 5/5/2021

Contract Description: Employee Assistance Program (EAP) to active State employees who self-refer or are referred to the program by their supervisors, and grief counseling services to state employees following traumatic events at the workplace.

Modification Description: Extend the term of the Employee Assistance Program (EAP) by three years to allow time to complete multiple employee benefits procurements and conduct a new EAP procurement

Award: Janus Associates, Inc. dba BHS; Baltimore, MD
(MBE) (Certified Small Business)

Original Term: 09/01/2021 - 8/31/2026 (5 Years)

Modification Term: 10/01/2026 - 09/30/2029 (3 Years)

Original Amount: $3,315,970

Modification Amount: $3,366,130

Prior Options/Mods: $0 9/7/2021, Delegated Authority, DGS OSP Mod #1, changed the response time of submissions;
$0 5/25/2022, Delegated Authority, DGS OSP, Mod #2, removed reporting of substance abuse referral by drug class;
$893,800, 12/07/2022, 35-S MOD, Mod #3, added bi-annual Mental Health Check-in Program for police officers in the State's various law enforcement agencies;
$1,800 3/29/2023, Delegated Authority, DGS OSP, Mod #4, revised the BHS Consent/Authorization to Release Participant Information form to add non-binary participants' language;
$0 6/29/2026, Delegated Authority, DGS OSP, Mod #5, aligned the contract end date with the term end date approved by the BPW (7/1/2026 - 8/31/2026).

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19-S-MOD. SERVICES CONTRACT MODIFICATION *(continued)*

$50,000, 9/1/2026, Delegated Authority, DGS OSP, Mod #6, to bridge/extend the Contract until 9/30/2026, to bring Mod #7 to the BPW for approval.

Total Contract Amount: $7,627,700

Percent +/- (This Item): 100.51%

Total Percent Change: 130.03%

Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: Yes

MBE/VSBE Participation: 5% / 0%

***MBE/VSBE Compliance*:** 6.03% / 0%

Performance Security: N/A

Requesting Agency Remarks: The purpose of this modification is o extend the term of the Employee Assistance Program (EAP) contract with Janus Associates, Inc. dba Behavioral Health Systems (BHS) by three years in order to provide these vital services to Maryland State employees while the Department of Budget and Management Office of Personnel Services and Benefits (DBM-OPSB) and the Department of General Services Office of State Procurement (DGS-OSP) complete the procurements for these and other employee benefits services. The Maryland State Employee Assistance Program (EAP) provides a comprehensive benefit program to include self and supervisor referrals, core counseling, critical incident response services, grief counseling services, work/life support, self-directed tools, and an extensive online library to improve the health and well-being of Active Employees and their dependents. In addition, the program includes a bi-annual mental health check-in program for police officers in the State's various law enforcement state agencies. The program complies with the 2021 Maryland Police Reform mandated Bi-Annual Mental health check-in in the Maryland Public Safety Code Ann. 3-209(e).

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19-S-MOD. SERVICES CONTRACT MODIFICATION *(continued)*

Remarks (continued):

With our commitment to ensuring continuity of the current contract services, DBM is requesting an extension of the contract for three additional years, which will allow the State to conduct a thorough procurement and award a new contract without any lapses in services. This approach will also facilitate staggering DBM's overall schedule of solicitations, thereby reducing the risk of additional extensions or other administrative delays. The EAP benefits contract has not been extended previously, and the contractor continues to meet its MBE participation goal.

DBM-OPSB and DGS-OSP have been concurrently soliciting multiple health benefit contracts, including the awards of Health Plan Administration, Third Party Administrative Services for Flexible Spending Accounts, an Expedited procurement of the Retiree Prescription Drug Exchange including HRA, and Pharmacy Benefit Management Services contracts, which utilized the most seasoned staff and created bandwidth issues for both agencies. The Group Term Life procurement is wrapping up soon, and there are also four additional currently active RFP solicitations as well, including COBRA and Billing, Dental Administration, Consulting and Actuarial, and Auditing Services. DBM has worked to stagger the overall schedule of all solicitations, which will reduce the risk of further extensions and delays.

DBM-OPSB will continue to work with DGS-OSP to ensure a new solicitation is prepared to be published by third quarter CY 2028 to have time to award the new contract, transition, and implement the contract by early CY 2029.

Fund Source: 100% Special Funds (DBM Healthcare Non-Budgeted)

Approp. Code: F104080C

Resident Business: Yes

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
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Contact: Alison Barry 667-203-9095
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20-S-MOD. SERVICES CONTRACT MODIFICATION
Department of Health

Contract ID: Utilization Control Agent; *MDH-OCMP 21-18749*
ADPICS No.: M00B3600690-COL35464

Contract Approved: DGS 34-S, 06/07/2023

***Contract Description*:** Utilization and control of selected hospital, nursing facility, audiology, and home and community based services reimbursed by Maryland Medicaid. Provides medical necessity and medical eligibility reviews for all Medicaid fee-for-service participants in hospitals, nursing facilities, and home and community-based programs. Reviews are completed by a nurse and/or physician. This is a specialized service requiring increased clinical staffing not available at the State level.

Modification Description: Add staffing and make system changes to comply with Centers for Medicare and Medicaid Services (CMS) Interoperability and Prior Authorization Final Rule. Final Rule is to comply with federal Medicare and Medicaid Services requirements and adjust annual estimates for multiple review types.

Award:	Telligen, Inc; Des Moines, IA
***Original Term*:**	06/08/2023 -11/30/2026 (w/two one-year renewal options)
Modification Term:	09/17/2026* - 01/31/2027 *(*Or earlier upon BPW approval)*
***Original Amount*:**	$ 37,230,918.75
Modification Amount:	$6,929,558.59
Prior Options/Mods:	$1,895,015.00 Mod #1: (02/01/2024–01/31/2027; DGS 33-S-MOD, 01/03/2024) $0 Mod #2: Revised contract language to clarify Service Level Agreements; Approved on July 21, 2025, Delegated Authority, MDH.
Total Contract Amount:	$46,055,492.34

20-S-MOD. SERVICES CONTRACT MODIFICATION *(continued)*

***Percent +/- (This Item)*:** 18.61%

***Total Percentage Change*:** 23.70%

***Procurement Method*:** Competitive Sealed Proposals (CSP)

Living Wage Eligible: Yes

***MBE/VSBE Participation*:** 30% / 2%

***MBE/VSBE Compliance*:** 23.67% / 0.08%

***Performance Security*:** Yes

***Requesting Agency Remarks*:** Telligen completes activities that MDH does not have internal staffing resources to complete.

This modification adds new system requirements for prior authorization file transfer, data reporting, and increased staffing to support compliance with The Centers for Medicare & Medicaid Services (CMS) Interoperability and Prior Authorization Final Rule (CMS-0057-F). Additionally, the modification adjusts the estimated volume for multiple review types to reflect current activity. This work is within the scope of the contract as it does not alter the fundamental work the vendor does, but rather puts in place additional reporting requirements for existing work as well as instituting shorter turnaround times to complete this work. Given the final rule's compliance date of January 1, 2027, it is not feasible nor prudent to pursue a new procurement.

The Interoperability and Prior Authorization Final Rule (CMS-0057-F) establishes new federal requirements for prior authorization processing, including decision timeframes of seven (7) calendar days for standard requests and seventy-two (72) hours for expedited requests. These requirements apply to Home and Community-Based Services (HCBS) Plan of Service reviews performed under the Telligen contract.

The current contract structure indicates that the existing staffing model is insufficient to meet the federally required turnaround times required by the Interoperability Final Rule. At present, Plan of Service reviews are completed in an average of approximately eighteen (18) calendar days for standard requests and twelve (12) calendar days for expedited requests. These review timeframes significantly exceed the new federal requirements.

20-S-MOD. SERVICES CONTRACT MODIFICATION *(continued)*

A review of current workload, review volume, and processing timelines determined that Telligen must substantially increase its clinical review capacity to achieve compliance with CMS-0057-F. Under the current model, Telligen utilizes fifteen (15) reviewers and one (1) supervisor to perform Plan of Service reviews. To meet the new federal standards, Telligen proposes adding nineteen (19) reviewers, one (1) additional supervisor, and one (1) support staff position dedicated to supporting the increased review workload and accelerated turnaround requirements.

The proposed rate adjustment for Plan of Service reviews reflects the operational resources necessary to support this expanded staffing model. The increase is not driven by a change in the scope of review activities, but rather by the additional personnel and operational capacity required to process a significantly higher volume of reviews within substantially reduced federal turnaround timeframes.

Without these additional resources, MDH faces a substantial risk of noncompliance with CMS-0057-F, including failure to meet federally mandated prior authorization processing requirements. Approval of the proposed modification will provide the operational capacity necessary to achieve compliance, maintain timely participant access to services, and support continued federal oversight requirements.

Based on the operational analysis conducted by MDH and Telligen, the proposed staffing model and associated rate adjustment are necessary to ensure compliance with federal requirements and continued effective administration of Maryland Medicaid utilization control activities.

Regarding MBE and VSBE participation, Telligen is currently achieving 23.67% of the 30% MBE goal and 0.08% of the 2% VSBE goal. Telligen has submitted separate corrective action plans addressing the shortfalls, including improved internal monitoring, increased coordination with its subcontractors, and prioritizing qualified MBE and VSBE subcontractors for positions added through this modification. The modification supports the established contractual participation goals of 30% MBE and 2% VSBE. The MDH Contract Monitor will review participation monthly and require Telligen to report its progress toward meeting the established goals.

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20-S-MOD. **SERVICES CONTRACT MODIFICATION** *(continued)*

***Fund Source*:**	25% General Funds and 75% Federal Funds for Operations 10% General Funds and 90% Federal Funds for System Changes Implementation
***Approp. Code*:**	M00.Q01.03
***Resident Business*:**	No

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
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Contact: Gregory Chason 410-379-9410
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21-IT. **INFORMATION TECHNOLOGY**
State Police, Quartermaster Division

Contract ID: Penlink PLX Upgrade; *W00P7600021*
ADPICS No.: W00P7600021

***Contract Description*:** PenLink PLX is used by law enforcement to collect, analyze, and manage electronic communications data. It helps investigators efficiently organize call records, social media data, geolocation information, and surveillance content, allowing them to identify connections, visualize patterns, and build comprehensive case files. PenLink PLX supports agencies and task forces funded through the Governor's Office of Crime Prevention, the Maryland Criminal Intelligence Network (MCIN), and the High Intensity Drug Trafficking Area (HIDTA) Program.

***Award*:** PenLink LTD.; Lincoln, NE

***Contract Term*:** 09/17/2026* - 08/30/2027 *(*Or earlier upon BPW approval)*

***Amount*:** $483,115.63

***Procurement Method*:** Sole Source

***MBE/VSBE Participation*:** 0% / 0%

***Incumbent*:** Same

***Requesting Agency Remarks*:** PenLink PLX is a digital investigation platform used by law enforcement to collect, analyze, and manage electronic communications data. It helps investigators efficiently organize call records, social media data, geolocation information, and surveillance content, allowing them to identify connections, visualize patterns, and build comprehensive case files. The system is also utilized to locate missing individuals, including children, suicidal persons, and fugitives.

The impact of an extended PenLink outage would be catastrophic beyond the Maryland State Police (MSP). Agencies throughout Maryland rely upon MSP's capabilities during investigations where information must be collected, analyzed, and acted upon quickly. During a missing child investigation, active shooter incident, homicide, fentanyl overdose investigation, or other life-threatening event, delays in obtaining and analyzing investigative information could directly affect law enforcement's ability to locate a victim, identify or apprehend a suspect, prevent additional criminal activity, or protect the public. The results could be fatal.

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21-IT. INFORMATION TECHNOLOGY *(continued)*

Agency Remarks (continued):

PenLink PLX is a proprietary system for digital investigation. PLX is a comprehensive digital evidence processing and analysis system designed to collect, normalize, and analyze data from thousands of digital sources — such as call detail records, text messages, social media, emails, mobile device extractions, location data, and other digital evidence all in one unified environment. It is commonly used by police, federal agencies, and task forces to turn massive volumes of raw digital data into meaningful insights quickly, helping investigators identify connections, patterns, relationships, and evidence that would be very time-consuming to find manually.

Looking at reviews of the two competing systems to Penlink, Penlink combines OSINT, digital forensics, evidence management, communications data, location data, and analytics. It can ingest things such as CDRs, tower dumps, RTTs, social-media warrant returns, tracking data, and mobile extractions. Shadow Dragon focuses on digital evidence across the internet and the dark web. Venntel on the other hand, focuses on geolocation. Instead of being competitors to Penlink, they are more like compliments to it. The pricing for this sole source contract is considered fair and reasonable as it is a 8% reduction in price compared to the previous contract for the system implementation and maintenance.

The period of performance is for 2 years as it corresponds with the federal grant and ended up saving the department money

Fund Source: 100% General Funds

***Approp. Code*:** W00.01.01

***Resident Business*:** No

MD Tax Clearance: 26-1106-0111

This Item was withdrawn as Item 34-IT from the 08/19/2026 DGS Agenda.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
REVISED
September 2, 2026

Contact: Dominic Edet 410-767-4091
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22-IT. INFORMATION TECHNOLOGY

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

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

Procurement Method: Task Order/Purchase Order under Master Contract

1.0 Master Contract: *Agile Team Resources (F50B2600034)*
(Secondary Master from CATS+ 060B2490023)
Approved: DGS 39-IT 1.0 and 1.1; 02/16/2022
Term: 02/17/2022 - 03/31/2027

1.1 Using Agency: Department of Education
Description: The Maryland State Department of Education (MSDE) assigns and maintains unique identifiers to both students and professional staff and collects relevant educational data from local school systems throughout the State of Maryland. Data collected consists of school information, attendance, classroom level membership for teacher quality, and Federal Program data such as Title III (English Language Learners). These resources play key roles in managing the information systems that collect data from the 24 Local Education Agencies (LEAs) Statewide. These information systems are used to collect student and teacher data that is used for Federal reporting. These reports are required for student funding decisions and performance management.
Option Description: Exercise the second and final renewal option; *COL48860*
Award: Gantech, Inc.; Columbia, MD
Original Term: 10/05/2023 - 10/04/2025 (with two 1-year renewal options)
Option Term: 10/06/2026 - 02/28/2027
Original Amount: $380,160 Quality Assurance (1 Position)
$1,508,760 Application Developer (3 Positions)
$1,888,920
Option Amount: $76,032 Quality Assurance (1 Position)
$299,520 Application Developer (3 Positions)
$375,552

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22-IT. INFORMATION TECHNOLOGY *(continued)*

1.1 Using Agency: Department of Education ***(continued)***

Prior Options/Mods $968,220 (Renewal Option #1: 10/18/2025-10/05/2026; DGS 42-IT, 10/01/2025)
Total Contract Amount: $3,232,692
MBE/VSBE Participation: 0% / 0%
MBE/VSBE Compliance: 0% / 0%
Resident Business: Yes
Fund Source: 100% Federal Funds
Agency Remarks: On June 8, 2023, DoIT issued Agile Team Resources Task Order Request No. F50B0600045-19 for multiple personnel resource positions. The base term was 10/5/2023 – 10/4/2025 with two, 1-year renewal options. The Maryland State Department of Education respectfully requests approval to extend four critical Web Data Collection System (WDCS) technical contracts (three application developers and one QA specialist) from October 5, 2026, through February 28, 2027.

These personnel resources play key roles in managing the information systems that collect data from the 24 Local Education Agencies (LEAs) Statewide. These information systems are used to collect student and teacher data that is used for Federal reporting. These reports are required for student funding decisions and performance management.

The personnel resources maintain, stabilize, and troubleshoot the live WDCS, which all Local Education Agencies (LEAs) rely on for state-mandated data collections. Allowing their contracts to expire on October 5, 2026, risks immediate operational failure during the year's most sensitive data collection window.

Critical Impacts & Timelines:

Billions in State Funding: The state's foundation funding formula relies on the September 30 enrollment count, processed and validated via WDCS. Staffing disruptions during this window jeopardize accurate funding allocations across Maryland.

Overlapping Data Collections: The October 5 expiration hits exactly as LEAs transmit September Attendance files and begin the automated Cross LEA Reconciliation process. A technical failure here halts submissions statewide.

New Career Ladder Rules: The Annual Staff data collection begins October 16. It includes complex new business rules (Career Ladder validations, experience increments, National Board Certification checks) that cannot be managed without the team that built them.

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22-IT. INFORMATION TECHNOLOGY *(continued)*

1.1 Using Agency: Department of Education ***(continued)***

According to MSDE's calendar, late February is the earliest viable window to transition technical teams without interrupting statewide operations. Extending these contracts through February 28, 2027, ensures data integrity, statutory compliance, and uninterrupted state funding.

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

2.0 Master Contract: ***Consulting and Technical Services Plus (CATS+)***
Contract No.: 060B2490023
Approved: DoIT 3-IT, 04/03/2013
Term: 04/22/2013 - 04/21/2028

2.1 Using Agency: Department of Education
Description: Website/database support and maintenance for MD K-12 and Report Card websites. This platform is used by Local Educational Agencies to analyze their data and provide information to support improved performance and outcomes for all students. The Report Card website is the platform that MSDE and LEAs use to help gauge school improvement and accountability across the State.
Option Description: Exercise the first and final renewal option.

Award:	Serigor, Inc.; Baltimore, MD
Original Term:	10/01/2023 – 09/30/2026 (w/one 1-year renewal option)
Option Term:	10/01/2026 – 09/30/2027
Original Amount:	$4,777,300.00
Option Amount:	$972,900
Prior Options/Mods:	None
Total Contract Amount:	$5,750,200
MBE/VSBE Participation:	0% / 0%
MBE/VSBE Compliance:	0% / 0%
Resident Business:	Yes
Fund Source:	100% Federal Funds (State Assessment and Related Activities Grant)

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

22-IT. INFORMATION TECHNOLOGY *(continued)*

2.1 Using Agency: Department of Education ***(continued)***

Agency Remarks: The Maryland State Department of Education (MSDE) issued this CATS+ TORFP to acquire highly technical website/database maintenance and support services. These services will implement/maintain data reporting requirements for the Every Student Succeeds Act (ESSA) within the Department's existing Report Card website and provide maintenance and support for the MDK12 (Maryland Kindergarten through 12th Grade) SharePoint/Drupal website. This shall include refining, modifying, and updating functionality and data within the websites to meet State Education Accountability measures and to meet mandated Federal reporting requirements.

MBE and VSBE participation goals were not established for this contract because the services are performed by a single specialized resource and do not present subcontracting opportunities.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

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

Contract ID: Unarmed Uniformed Guard Services for Essex District Court/Multi-Service Center; *CTR027473*

ADPICS No. 001B7600075

Contract Description: Unarmed, uniformed guard service at the Essex District Court located at 8914 Kelso Drive, Baltimore, Maryland.

Award: FDSS Services LLC, Nottingham, MD

Contract Term: 10/01/2026 – 09/30/2029

Amount: $536,182.56

Procurement Method: Preference Provider (Community Service Provider)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Trust Consulting Services, Inc.; Waldorf, MD

Performance Bond: No

Requesting Agency Remarks: FDSS Services LLC., Nottingham, MD, is a Community Service Provider under the Employment Works Program pursuant to COMAR 21.11.05. Pricing for this contract was approved and certified as fair market value by the Pricing and Selection Committee on June 25, 2026. FDSS Services LLC. has confirmed the contract price and accepted the terms and conditions.

Fund Source: 100% General Funds

Approp. Code:

H00	27	33521	0823	$129,884.76
H00	28	33521	0823	$177,552.42
H00	29	33521	0823	$182,747.16
H00	30	33521	0823	$ 45,998.22

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23-M. **MAINTENANCE CONTRACT** *(continued)*

Resident Business: Yes

MD Tax Clearance: 26-3014-0110

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
September 2, 2026

Contact: Kareen Davis 410-767-7572
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24-M. **MAINTENANCE CONTRACT**
Department of General Services

Contract ID: Janitorial Services at 201 and 301 W. Preston Street; *CTR027655*
ADPICS No. 001B7600086

Contract Description: Janitorial services for Department of General Services locations 201 and 301 W. Preston Street, Baltimore, MD 21201

Award:	Melwood Horticultural Training Center, Inc., dba Melwood Enterprises; Upper Marlboro, MD
Contract Term:	10/01/2026 - 05/31/2028 (one year, eight months)
Amount:	$2,361,191.83
Procurement Method:	Preference Provider (Community Service Provider)
Living Wage Eligible:	Yes
MBE/VSBE Participation:	0% / 0%
Performance Security:	No
Incumbent:	Alliance Inc.; Timonium, MD
Performance Bond:	No

Requesting Agency Remarks: Melwood Enterprises, Upper Marlboro, MD, is a Community Service Provider, under the Employment Works Program pursuant to COMAR 21.11.05. Pricing for this contract was approved and certified as fair market value by the Pricing and Selection Committee on July 23, 2026. Melwood Enterprises has confirmed the contract price and accepted the terms and conditions. The supplies to support this contract will be purchased through BISM.

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24-M. **MAINTENANCE CONTRACT** *(continued)*

Fund Source: 100% General Funds

Approp. Code: 0813

Resident Business: Yes

MD Tax Clearance: 26-3289-1100

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: Heather Barthel 410-841-5845
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25-M. **MAINTENANCE CONTRACT**
Department of Agriculture

Contract ID: HVAC, Building Automation Controls Preventative Maintenance Repairs and Inspections; *DOAFY26005*
ADPICS No.: 001B6600031

Contract Description: Request for approval of a sole source contract for HVAC Building Automation at the Department of Agriculture Headquarters Building in Annapolis.

***Awards*:** Johnson Controls, Inc.; Sparks, MD

***Contract Term*:** 10/01/2026 – 09/30/2031 (5 years)

***Amount*:** $405,612

***Procurement Method*:** Sole Source

***MBE/VSBE Participation*:** 0% / 0%

Performance Security: None

***Incumbent*:** Same

Requesting Agency Remarks: The Maryland Department of Agriculture (MDA) is requesting approval for a sole source contract to supply all labor materials, supplies, etc. to perform Heating Ventilation and Air Conditioning (HVAC) and Metasys building automation controls preventative maintenance, repairs, and inspections to MDA Headquarters Building located at 50 Harry S. Truman Parkway in Annapolis, Maryland. Since this is a sole source procurement there are no subcontracting opportunities. As a result, there were no MBE, VSBE or SBR identified for this contract.

Johnson Controls, Inc. (JCI) is the Original Factory Equipment Manufacturer (OEM) of the Metasys systems serving MDA facilities. All Metasys quality control and quality assurance standards and procedures will be followed and utilized as part of this critical project. All OEM components, testing, installation, and system commissioning required to perform the rebuild work on the Metasys software and equipment will be provided by the factory authorized Johnson Controls Baltimore Branch. All work for Metasys equipment and software as part of an Integrated Central Building Automation System will be managed and performed by the Metasys OEM team to ensure the correct system operation, parameters and requirements for total system operation.

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25-M. **MAINTENANCE CONTRACT** *(continued)*

Remarks (continued):

Additionally, Johnson Controls maintains OEM inventory of the critical components for the aspects of this critical asset. All Metasys technicians and mechanics are involved in this project will have factory OEM training. The Metasys JCI team understands the total operation of this critical System. Not only as the OEM for the Metasys Building Automation and Control system but also the Johnson Controls OEM and interrelation of all system operating sequences and procedures for York chillers, towers, and other equipment. Our mechanics and technicians have a unique and working knowledge of this critical system. Our knowledge of your facilities as well as our strengths as the Manufacturer of Metasys and York equipment allows us to provide the highest level of system performance outcome, risk mitigation as well as short- and long-term support for this system.

The Metasys Building Automation System is manufactured, installed, serviced, designed, engineered and programmed by Johnson Controls Inc. Johnson Controls is the only vendor of our system to provide all levels of these services in this area to include: Proprietary high level critical system parts and components necessary to maintain the system; Required software programming and maintenance of proprietary system software; Programming and set-up in the existing Metasys Extended Architecture Energy Management system; Interface to Johnson Controls ADX server platform only available and supported through the Johnson Controls local, factory Branch and personnel; Johnson Controls factory branch personnel with the required training, software tools and processes to ensure system network integrity and software interface and operation of the existing system; and Johnson Controls Factory Branch office required in order to maintain and not compromise all warranties for existing and new work being performed by Johnson Controls, Inc.

Fund Source: 100% General Funds

Approp. Code: 13409

Resident Business: Yes

MD Tax Clearance: 26-2646-1111

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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Contact: Kareen Davis 410-260-4084
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26-M. **MAINTENANCE CONTRACT**
Department of General Services

Contract ID: Janitorial Services for the Annapolis Complex and Crownsville; *BPM054602*
ADPICS No. 001B7600033

Contract Description: Janitorial Services for Annapolis Complex and Crownsville locations.

***Award*:** Diversified Services Group, Inc.; Germantown, MD
(Certified Small Business)

***Contract Term*:** 10/01/2026 – 09/30/2029 (w/two 1-year renewal options)

***Amount*:** $3,408,564.30 (Base Term, 3 years)
$1,205,030.72 (Renewal Option # 1, 1 year)
$1,241,181.60 (Renewal Option # 2, 1 year)
$5,854,776.62 Total

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

Bids

Bidders	***Amounts***
Diversified Services Group, Inc., Germantown, MD	$ 5,854,776.62
Digital Career Opportunities Worldwide, LLC., Middle River, MD	$ 6,255,040.00
MCNA LLC., Rockville, MD	$ 8,883,620.02
Turning Point Concept, LLC., Washington, DC	$ 9,338,355.55
Absolute Service Industries, LLC., Baltimore, MD	$ 9,805,056.86
IG Services, Gaithersburg, MD	$14,326,577.40
Beck & Call Professional Services, LLC., Silver Spring, MD	$15,247,248.04
Clean Team Janitorial Service, Inc., Washington, DC	$15,297,007.68
Jackpot Janitorial & Commercial Service, LLC., Ft. Washington, MD	$15,566,145.90
Q & A Consulting, LLC., Waldorf, MD	$16,120,294.98
One Kare Enterprise, LLC., Riverdale, MD	$17,631,790.35

Living Wage Eligible: Yes

MBE/VSBE Participation: 30% / 0%

Performance Security: None

26-M. **MAINTENANCE CONTRACT** *(continued)*

Hiring Agreement Eligible: Yes

Incumbent(s): Same

Agency Remarks: The Invitation for Bids (IFB) was published as Solicitation No. BPM054602 on eMaryland Marketplace Advantage (eMMA) on April 1, 2026, with a Small Business Reserve designation and a Minority Business Enterprise (MBE) participation goal of 30%. The contract term is three years, starting on October 1, 2026, with two 1-year renewal options.

Direct solicitation emails were sent to seven active SBR- and MBE-certified vendors that serve Anne Arundel County. Automated notifications were sent to 38 active SBR- and MBE-certified vendors through eMMA. Seventeen vendors attended the virtual pre-bid meeting held on April 8th. A site visit was held on April 9th with 19 vendors in attendance.

Three bids were rejected as non-responsive because they failed to complete pricing and/or did not submit bid documents as required. A fourth bid was rejected because it failed to respond to the cure letter sent by the Procurement Officer requesting the missing documents.

Diversified Services Group, Inc., is recommended for the award as the lowest responsive bid from a responsible bidder. The selected bid is fair and reasonable based on the price competition in this procurement and compared to the previous contract for these locations. Diversified Services Group, Inc. has confirmed its bid price and provided a breakdown of its hourly rates. DGS has confirmed the availability of funds.

The contract specifies environmentally preferable products and services in accordance with Green Purchasing Committee specifications.

Maryland Works provided a waiver for this procurement on December 22, 2025.

Fund Source: 100% General Funds

Appropriation Code: 33151; 33717

DEPARTMENT OF GENERAL SERVICES
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26-M. **MAINTENANCE CONTRACT** *(continued)*

Resident Business Yes

MD Tax Clearance: 26-1931-0111

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 2, 2026

Contact: Jenna Meinl 410-767-0008
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27-EX. **EXPEDITED PROCUREMENT REQUEST**
Department of Education

Recommendation: The Maryland State Department of Education (MSDE) is requesting approval to use the Expedited Procurement method as per the Code of Maryland Regulations (COMAR) 21.05.06.03 for the re-solicitation of the Early Learning Information System (ELIS), which is the primary platform for capturing, managing, reporting, and storing child care licensing inspection data. ELIS also supports the Child Care Information System (CCIS) used by MSDE staff and the CheckCCMD public portal, which provides public access to child care center inspection findings.

Description: MSDE utilizes ELIS to support statewide administration of the Child Care licensing and inspection program to ensure children in the care of licensed childcare centers are cared for in a safe and healthy environment. The current ELIS contract was established through a sole source justification executed on a retroactive basis. This contract has been extended multiple times due to the ongoing need for the platform and associated data, with the most recent extension approved through February 5, 2027 with two three-month renewal options. However MSDE has determined there is not a durable or ongoing basis for continued sole source provision of these services because it believes that more than one vendor can offer services that meet MSDE's needs. MSDE has determined that the ELIS requirement is properly suited to full and open competitive procurement and must be re-solicited to ensure the Department's compliance with COMAR Title 21 and to ensure the State is receiving the benefit of competition and receiving the maximum benefit of the purchasing power of the State through such competition.

ELIS supports functions that are time-sensitive and statutorily required, including provider licensing and inspection, and any lapse or disruption in system continuity would directly impact the State's ability to administer these functions without interruption. Development and issuance of a standard competitive solicitation requires substantial lead time for requirements scoping, drafting, agency and Office of the Attorney General (OAG) review, advertisement, evaluation, award, and time to transition to a new system, if applicable. The current contract term approved by BPW will not provide the time necessary to utilize standard procurement processes, as well as transition from the incumbent to a new contractor, if a new contractor is selected. Given the need of transitioning ELIS to a properly competed contract vehicle without disruption to ongoing program operations, MSDE has determined that a standard procurement timeline poses an unacceptable risk of a service gap affecting the critical programs.

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27-EX. **EXPEDITED PROCUREMENT REQUEST** *(continued)*

Given the need to a competitively awarded a contract for this critical system before the current contract ends on February 5, 2027 to avoid any lapse in service or access to critical data, MSDE has determined that an expedited re-solicitation is necessary to protect continuity of operations for Maryland's early childhood programs and is in the State's best interests. MSDE respectfully requests your approval to use the Expedited Procurement method as per COMAR 21.05.06.03, as it is imperative to maintain uninterrupted administration of the Child Care Scholarship Program and related statutory functions.

Pursuant to Maryland State Finance & Procurement Article (SFP) § 13-108 (d)(1), MSDE's Procurement Officer, with approval of the Agency Head, has determined that this procurement should be expedited because: (1) urgent circumstances require prompt action; (2) an expedited procurement best serves the public interest; and (3) the need for the expedited procurement outweighs the benefits of making the procurement on the basis of competitive sealed bids or competitive sealed proposals. However, the procurement officer shall attempt to obtain as much competition as reasonably possible per SFP § 13-108 (d)(2).

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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Contact: Wendy Scott-Napier 410-767-4088
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28-LT. **TENANT LEASE**
Department of the Judiciary, District Courts

Recommendation: Approve a lease renewal.

Prior Board Action: DGS 37-LT, 09/02/2020

Lessor: Frederick County, 355 Montevue Lane, Frederick, MD, 21702

Lessee: Judiciary of Maryland, District Court of Maryland

Property Location: 7300 Marcies Choice Lane,
Frederick, Maryland 21701

Space Type: Office Space (1,881 Sq Ft)

Lease Type: New (Continued Use)

Term: 10/01/2026 - 09/30/2031 (w/ standard 6-month holdover)

Future Lease Renewal to be negotiated in accordance with COMAR 21.05.05.02 (D): 10/01/2031-09/30/2036

Annual Rent: $11,210.76 (Year 1) ***Rate/Month:*** $5.96 Per Sq Ft (Year 1)

Rent Escalation: This lease contains a 3% annual escalation

Estimated Full Term Rent Value: $59,514.84

Fund Source: 100% General ***Appropriation Code:*** PCA 40601

Utilities/Custodial Responsibility: Lessor/Lessor
Termination for Convenience Clause: Yes

Procurement Method: Intergovernmental Lease - Exempt from the procurement methods required by State Finance and Procurement Article ("SFP") Division II and COMAR in accordance with SFP §11-203(a)(2), §4-318(1) and (5), and COMAR 21.05.05.02(D)

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28-LT. **TENANT LEASE** *(continued)*

Remarks: The Commissioner's Office has occupied this space since November 1999. The Commissioner's office is open for service 24/7, 365 days a year. The rental rate structure has changed since the prior lease approval in 2020 due to the County now billing on a rentable-square-foot basis. This caused the square footage billed to increase and the square-foot rate to decrease compared to the prior lease. There has been no expansion by the agency at this location.

Climate/Sustainability: N/A (Intergovernmental Lease)

Resident Business: Yes

MD Tax Clearance: 25-3527-1110

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

29-LT. **TENANT LEASE**
Department of Education

Recommendation: Approve new lease

Landlord: 100 N Charles Owner, LLC
10409 Chelsea Manors Ct, Great Falls, VA 22066

Property Location: 100 N Charles St,
Baltimore, MD 21201

Space Type: Office (160,328 sq. ft.)

Lease Type: New Lease

This Term: 01/01/2028 – 12/31/2042 (15 Years) (w/ standard 6-month hold-over)

Future Lease Renewal to be negotiated in accordance with COMAR 21.05.05.02 (D): 01/01/2043 – 12/31/2047 (5 years)

Annual Rent: $3,928,036.00 (Year 1) ***Square Foot Rate:*** $24.50 (Year 1)
Rent Escalation: 3.0% Annually
Estimated Full Term Rent Value: $73,058,263.04

Additional Parking Fees: Yes
Monthly Parking Fee: $50,725.00 (5 spaces at $300 per space per month, 18 spaces at $250 per space per month, 27 spaces at $175 per space per month, and 200 spaces at $160 per space per month.)
Annual Parking Fee (Year 1): $512,700.00 ***Parking Fee Escalation:*** 10% increase in years 6 and 11.
Estimated Full Term Parking Fee: $8,485,185.00

Fund Source: General - 34.64% Federal - 55.28% Special - 10.08%

Appropriation Codes: R00A01.06
PCA - F0008, F4068, F10A8, SWF331, SWF305, R00366, R00364, R00312, R00347, R00300

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29-LT. **TENANT LEASE** *(continued)*

Fund Source (continued):

Special Fund Titles:
Blueprint For Maryland's Future Fund
Cigarette Restitution
Fund
Certification Fees
Licensing Fee
Medical Assistance Admin
Recoveries
Misc - MPSSAA
Public Education
Partnership Fund
Special Funds - Indirect Cost

Utilities/Custodial Responsibility: *Lessor / *Lessor
Termination for Convenience Clause: Yes – Permitted to terminate after year 10

*Utility and Custodial expenses are paid by the Lessor (Landlord).

Procurement Method: Competitive Sealed Proposals
See COMAR 21.05.03.01B; DGS Space Mgmt Manual ¶ 6-605 D

Proposals:

Building Address / Offeror	***Technical Points/ Rankings***	***Final Net Effective Average Annual Rent***	***Total Financial Points/ Rankings***	***Overall Points/ Rankings***
100 N Charles St (100 N Charles Owner, LLC)	141.0 (1)	$5,542,079.00 (1)	155.0 (1)	296.0 (1)
700 E Pratt St (AREP Candler, LLC)	119.0 (2)	$5,770,779.00 (2)	150.8 (2)	269.8 (2)
1 E Pratt St (MCB Real Estate, LLC)	116.0 (3)	$6,502,778.00 (3)	134.5 (3)	250.5 (3)

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29-LT. **TENANT LEASE** *(continued)*

Remarks: The Maryland State Department of Education is relocating from its State-owned Baltimore City location at 200 W. Baltimore St. to leased space at 100 N. Charles St., in accordance with the modernization effort to right-size state government and achieve savings. This new location offers a safe and efficient workplace for staff to operate. There are no passthroughs, and the construction of the space will be delivered turnkey. Additionally, as an additional concession, DGS has also negotiated a termination option (no cost, no penalty) that the Lessee is permitted to exercise if the Lessor does not provide a copy of a verifiable loan commitment letter within 90 days of submitting project construction drawings for permit. The required State Finance & Procurement 10-305 notice and cost benefit analysis was submitted on July 2, 2026 to the Legislative Policy Committee (LPC), with a response received from the LPC on July 23, 2026, confirming that DGS may proceed with the lease process for the property described above. The New Lease Public Official Notification was made on July 9, 2026, in accordance with State Finance & Procurement 4-319..

Climate / Sustainability: Energy efficiency improvements for this lease installation of LED lighting and exit signs, as well as passive dual-technology motion sensors.

Resident Business: Yes

MD Tax Clearance: 26-0914-0100

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**