



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 2, 2025

REVISED



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19-AE. ARCHITECTURE AND ENGINEERING
Department of General Services

Contract ID: Commissioning Engineering Services to Multiple Construction Contracts; DGS-25-025-IQC

ADPICS No.: 001B5600298, 001B5600299, 001B5600301 and 001B5600300
CTR022410, CTR022411, CTR022412 and CTR022413

Contract Description: Commissioning Engineering Services to multiple construction projects; Statewide.

Awards: James Posey Associates, Inc.; Baltimore, MD
(Certified Small Business)
Henry Adams, LLC; Baltimore, MD
(Certified Small Business)
Smart Building Strategies, LLC; North Potomac, MD
(Certified Small Business)
Commissioning and Green Building Solutions, Inc./BLV
Engineering Associates, Inc. (JV); Cockeysville, MD
(MBE) (Certified Small Business)

Contract Term: 04/30/2025 - 04/29/2030

Amount: \$1,000,000 NTE Per Firm
\$4,000,000 NTE Total

Procurement Method: Qualification Based Selection (SBR-designated)

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>
James Posey Associates, Inc.; Baltimore, MD	1
Henry Adams, LLC; Baltimore, MD	2
Smart Building Strategies, LLC; North Potomac, MD	3
Commissioning and Green Building Solutions, Inc./BLV Engineering Associates, Inc. (JV); Cockeysville, MD	4

MBE/VSBE Participation: 0% / 0%

Incumbents: N/A



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19-AE. ARCHITECTURE AND ENGINEERING (cont'd)

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on September 23, 2024. Eight proposals were received on October 28, 2024, and four were deemed responsibly susceptible of being selected for award. Three offerors did not provide Key Personnel in their proposals, and one offeror's Principal was not registered Professional Engineer in the State of Maryland. DGS commenced fee negotiations with the four highest-ranked firms. The price proposal submitted by each firm reflected billing rates for each discipline required. The hours for each project/work order awarded under the agreement will be negotiated, and the individual work orders will be executed individually.

DGS will rotate work assignments among the awarded contractors using work orders in accordance with COMAR 21.12.02.06. No work is guaranteed to any awarded contractor as the contracts are Indefinite Quantity Contracts (IQC).

The previous contract had a 30% MBE Participation; however the contact's scope and structure posed significant challenges in assigning MBE Participation at the work order level. Historically, the task orders under Commissioning have been issued as single elements of work, often with limited scope which typically did not provide the necessary opportunities for small and minority business participation. DGS-OSP determined that a more effective approach would be to utilize the Small Business Reserve (Certified Small Business) designation.

Fund Source: Determined by Work Order

Approp. Code: Determined by Work Order

Resident Business: Yes

MD Tax Clearance: 25-0423-1111 - James Posey Associates, Inc.
 25-0419-1110 - Henry Adams, LLC
 25-0420-0000 - Smart Building Strategies, LLC
 25-0485-0000 - Commissioning and Green Building Solutions, Inc./BLV Engineering Associates, Inc.(Joint Venture)

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION