Northeast Maryland Waste Disposal Authority

Authority Meeting Minutes
389th Meeting
October 6, 2026 at 12:00 p.m.

Members Present:	Anthony Russell Willie Wainer Karen Henry Maria Monteiro-E-Pereira Bryan Bokey Yosef Kebede Dr. Charles Glass
Other Participants:	Kip Kelley (Frederick County) Andrew Kays (NMWDA) Kim Gordon (NMWDA) John Schott (NMWDA) James Woods (NMWDA)

Public access via livestream at the following link:
https://youtube.com/live/cyw6N6RaLJU?feature=share. This stream was turned on at 12:04 p.m. local time.

Board Chairman, Anthony Russell, opened the meeting at 12:05 p.m. local time, after confirming the presence of a quorum

Andrew Kays identified the non-Board Members present at the meeting as follows: Kip Kelley (Frederick County); and Andrew Kays, John Schott, Kim Gordon and James Woods (NMWDA).

Anthony Russell inquired whether there were any corrections or comments on the minutes of the previous Board Meeting on August 4, 2026. Hearing none, he called for a motion and a second to approve the minutes. A motion was made by Karen Henry and seconded by Willie Wainer to approve the minutes.

ACTION ITEM NO. 2026-5-1 – Office Equipment Lease

A motion was made by Bryan Bokey and seconded by Karen Henry to approve this item.

Anthony Russell asked if there were any questions or matters for discussion.

Kim Gordon explained that the copier lease for the office expires on or about November 24, 2026. The Authority obtained a proposal for a new copier of the same brand (Canon). The copier will be leased utilizing the State of MD, BPO # 001B5600143 contract, and/or its replacement BPO, as needed. The total monthly lease is estimated at $369.00, plus cost for color copies as set forth in the proposal. The Authority has been very satisfied with the brand and the service for the copier.

Staff requests approval to enter into a lease (through a purchase order) for a copier, substantially for the terms as set forth in the lease proposal provided to the Board and made publicly available on the Authority's website.

A vote was taken and the item was unanimously approved.

ACTION ITEM NO. 2026-5-2 – On-Call Contract Amendments

A motion was made by Willie Wainer and seconded by Dr. Charles Glass to approve this item.

Anthony Russell asked if there were any questions or matters for discussion.

John Schott explained that amendments to the on-call consultant contracts are needed as set forth below:

1. ARM – An increase in the amount of $650,000 is needed for the ARM contract for efforts in connection with master planning and design work for the Frederick County Reichs Ford Landfill.

2. SCS Engineers - An increase in the amount of $1,725,000 is needed for the SCS contract in connection with communication emissions monitoring and flare replacement efforts at the Frederick County Reichs Ford Landfill; and other landfill regulatory compliance support.

3. Pinnacle – An increase in the amount of $350,000 is needed for the Pinnacle contract in connection with communications projects for the Authority (including American with Disabilities Act (ADA) compliance requirements for the NMWDA and MDRECYCLES websites), as well as projects for Anne Arundel County and Baltimore County.

4. Geosyntec - An increase in the amount of $250,000 is needed for the Geosyntec contract in connection with renovation design and permitting efforts at the Western Sanitation Yard for Baltimore City.

Staff requests approval to amend the on-call contracts in the amounts set forth above.

A vote was taken and the item was unanimously approved.

ACTION ITEM NO. 2026-5-3 – Budget Amendments

A motion was made by Yosef Kebede and seconded by Karen Henry to approve this item.

Anthony Russell asked if there were any questions or matters for discussion.

John Schott explained that the Authority's budget needs to be amended as set forth below:

1. Frederick County Landfill Account - A budget increase in the amount of $425,000 is needed for master planning and landfill monitoring efforts; and regulatory compliance support at the Reichs Ford Landfill in support of Action Item 2026-5-2 (1) and (2).

2. Authority Communications Account – A budget increase in the amount of $20,000 is needed for communication efforts in support of Action Item No. 2026-5-2 (3).

3. Baltimore City General Account - A budget increase in the amount of $250,000 is needed for renovation efforts at the Western Sanitation Yard in support of Action Item 2026-5-2 (4).

4. Anne Arundel County General Account – A budget increase in the amount of $41,842.40 is needed for emergency wood waste grinding services at the Millersville Landfill under the Acceptable Organics Processing Contract with WeCare Denali, to provide catch-up services while the County's wood waste grinder is repaired.

5. Harford County Account – A budget increase in the amount of $140,000 is needed for Asbestos-Containing Materials (ACM) testing as part of the Harford Waste-to-Energy Demolition Phase III design project.

Staff request approval to amend the Authority's budget as set forth above.

A vote was taken, and the item was unanimously approved.

ACTION ITEM NO. 2026-5-4 – Award of Contract for Construction Phase Engineering Services for Kane Street Sanitation Yard in Baltimore City

A motion was made by Dr. Charles Glass and seconded by Bryan Bokey to approve this item.

Anthony Russell asked if there were any questions or matters for discussion.

Andrew Kays noted that the Source of Funding for this item is the City of Baltimore Kane Street Construction Memorandum of Understanding (MOU).

Mr. Kays explained that on behalf of Baltimore City, Maryland, the Authority issued a Request for Proposals (RFP) on August 10, 2026, for a qualified engineering firm to provide construction phase engineering services at the Kane Street Sanitation Yard.

The RFP was advertised on the Authority's website, eMaryland Marketplace, and sent to vendors that have provided similar services in the region.

The scope of work includes proposal support, progress meetings, submittal reviews, request for information review (RFIs), design revisions, and record drawings.

An Addendum was issued on August 21, 2026 (reflecting the summary of the August 18, 2026, non-mandatory pre-proposal meeting). Proposals were due September 11, 2026, at 4:00 PM local time via email submission to procurement@nmwda.org. One (1) firm submitted a proposal in response to the RFP as shown below:

Company	**Extended Price – Basis of Award**
LaBella Associates	$371,906

Mr. Kays noted that the evaluation committee, consisting of the Authority and Baltimore City DPW staff, reviewed the proposal and determined that it satisfied the compliance requirements of the RFP. The proposal workplan and schedule reflected an understanding of the project needs and matched the RFP scope of work's performance objectives. The proposal demonstrated a qualified project team. LaBella is the same firm that performed the master plan and design of the proposed renovation project at Kane Street. Four references were submitted from a similar scope and scale of the project. All references submitted provided favorable feedback on the performance of LaBella for the applicable project.

Mr. Kays explained that based on the determination of the evaluation committee, and City acceptance of the proposal, staff request approval to enter into the engineering services contract with LaBella Associates substantially in the form provided to the Board for review and made publicly available on the Authority's website. Execution of such contract is subject to final written approval by the City of Baltimore.

A vote was taken, and the item was unanimously approved.

ACTION ITEM NO. 2026-5-5 – Award of Construction Service Contract for Kane Street Sanitation Yard Renovations for Baltimore City

A motion was made by Willie Wainer and seconded by Dr. Charles Glass to approve this item.

Anthony Russell asked if there were any questions or matters for discussion.

Andrew Kays noted that the Source of Funding for this item is the City of Baltimore Kane Street Construction MOU.

Mr. Kays explained that on behalf of Baltimore City, Maryland, the Authority issued a Request for Proposals (RFP) on August 12, 2026, for a qualified Contractor to provide construction services at the Kane Street Sanitation Yard.

The RFP was advertised on the Authority's website, eMaryland Marketplace, and sent to vendors that have provided similar services in the region.

The scope of work includes renovations to the Sanitation Yard including but not limited to: furnishing temporary office and worker locker rooms, renovate office space and locker rooms, repair and replace the garage floor, repair the roof, perform warehouse upgrades, landscaping and parking improvements, electrical upgrades, and install a new truck wash station.

Mr. Kays noted that Addendum No. 1 was issued on August 21, 2026 (reflecting the summary of the August 19, 2026 non-mandatory pre-proposal meeting).

Addendum No. 2 was issued September 9, 2026 (providing a new Drawing Cover Sheet with signatures of City officials, providing existing facility drawings, answering questions received by the question deadline in the RFP, and extending the proposal submission deadline to Wednesday, September 23, 2026 at 4:00 PM).

Addendum No. 3 was issued September 15, 2026 (providing revised drawings which moved the "Not for Construction" watermark for unobstructed viewing of the document, and answering questions received after the question deadline, but deemed pertinent to clarifying contract documents).

Andrew Kays explained that proposals were due September 23, 2026 at 4:00 PM local time via email submission to procurement@nmwda.org. Three (3) firms submitted proposals in response to the RFP as shown below (in alphabetical order):

Company	**Extended Price – Basis of Price Evaluation**
Nichols Contracting, Inc.	$8,371,000.00
North Point Builders of Maryland LLC	$7,654,700.00
Whiting Turner	$8,688,215.00

The evaluation committee, consisting of the Authority, LaBella Associates (the design engineer) and Baltimore City DPW officials, reviewed proposals on the basis of qualifications, workplan and schedule, price proposal, MBE/WBE participation goal compliance, references, and other compliance requirements to determine the best overall value for the City.

Mr. Kays further explained that all three proposals satisfy the criteria requirements for the RFP. The committee selected the proposal from Nichols Contracting, Inc. ("Nichols") as the most favorable for award based on their proposal being the most complete technical proposal. The Nichols workplan demonstrated understanding and competency for performance of the work without stating exceptions or allowances, which would introduce risk and uncertainty among the review committee. The other two technical proposals did introduce exceptions and/or allowances that caused concerns with their respective evaluations. The lower price proposal did not agree to the warranty requirements of the RFP, which concerned the committee. Additionally, the Nichols project schedule provided for prompt mobilization upon award which was valued by the committee.

Andrew Kays provided that based on the selection of the evaluation committee, staff request approval to enter into the construction contract with Nichols Contracting, Inc. substantially in the form provided to the Board for review and made publicly available on the Authority's website. Execution of such contract is subject to final written approval by the City of Baltimore.

Mr. Russell noted that he had a question about the significance of the exceptions from the lowest bidder, but that Mr. Kays answered his question. Andrew Kays recapped for the benefit of the board that this was not a low bid situation, so the evaluation committee was not required to accept the lowest price. The evaluation committee selected the overall best value for the City as there were concerns that the exceptions of the lowest price offeror could lead to change orders that would significantly increase the price of the contract, as well as a significantly reduced warranty period. Accordingly, the mid-range proposal is recommended for award as the best overall value for the City. Mr. Kays also provided James Woods, the project manager for the effort, with an opportunity to provide further clarification information.

Anthony Russell thanked Andrew Kays for the additional information.

A vote was taken and the item was unanimously approved.

Mr. Rusell noted that the business on the agenda was concluded and inquired whether there were any additional comments or discussion items.

Andrew Kays noted that James Woods, as Project Manager, worked very hard with City Staff on the Kane Street Construction Project, and wanted to ensure that Mr. Woods received credit for his efforts. Mr. Kays also noted that Yosef Kebede (Howard County) is the Authority's newest board member and wanted to extend a welcome. The board welcomed Mr. Kebede.

Anthony Russell, noting there was no further business, called for a motion and a second to adjourn the meeting.
A motion to adjourn was made by Karen Henry and seconded by Dr. Charles Glass.

Anthony Russell thanked everyone and the meeting adjourned at 12:23 p.m.

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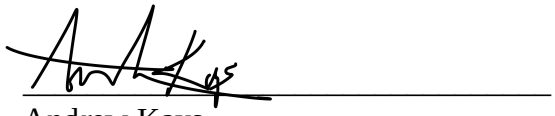

Andrew Kays
Executive Director