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**Queen
Anne's
County**

MARYLAND

MEMORANDUM

Date: January 27, 2026 **ACTION ITEM**
To: County Commissioners
Via: Stephen Chandlee, Director
From: Beryl Eismeier, Project Manager
Subject: FY26 White Marsh Comfort Station

The Department is proposing to construct a fully-plumbed comfort station at White Marsh Park. Harper & Sons, Inc. is the apparent low bidder to provide general contracting services including site work and building construction. This firm is well-established in the region and references from three past clients were all consistently positive. The Department has evaluated all other aspects of their bid as responsive and responsible and is requesting approval to award the contract to Harper & Sons, Inc.

Once completed, the facility will consist of an ADA flush restroom with men's and women's rooms (5 stalls, 1 urinal) and water fountain/bottle-fill station, serviced by well and public sewer and centrally located near the baseball fields. The estimated completion date for the project is September 1, 2026; given its location at the park, no conflict with ongoing park usage and athletic activities this spring or summer is anticipated.

Below is the bid tabulation for bids received and read aloud at a public meeting on January 15, 2026 pursuant to the solicitation for bids issued November 26, 2025.

<u>Company</u>	<u>Bid Amount \$</u>
Harper & Sons, Inc	545,361.00
Willow Construction LLC	564,500.00
Stratified Inc	599,000.00
Hasen Global LLC	682,273.00
DW Masonry Inc	689,000.00
INL Construction LLC	694,631.00
HBW Construction	766,453.00
Warwick Supply & Equipment	767,600.00
Boulevard Contractors Corp	794,865.00
IMEC Group LLC	814,000.00
Prisma LLC	993,000.00
Grassfield Construction LLC	1,287,723.00
Absolute Security Group LLC *	9,130.00

County Commissioners:

James J. Moran, At Large
 Jack N. Wilson, Jr., District 1
 J. Patrick McLaughlin, District 2
 Philip L. Dumenil, District 3
 Christopher M. Corchiarino, District 4

Department of Parks and Recreation

Steve Chandlee, Director
 1945 4-H Park Road
 Centreville, Maryland 21617
 Telephone: 410.758.0835
 Fax: 410.758.0566

*Please note: The bid received from *Absolute Security Group* was deemed non-responsive.

Funding for the new comfort station will come from the FY26 Program Open Space grant in the amount of \$191,940 and Department's Capital Budget Project for Pavilions/Concessions/Comfort Stations (#40947) in the amount \$353,421.

Requested Action:

I move to authorize the Department of Parks & Recreation to contract with Harper & Sons, Inc to build the comfort station at White Marsh Park for \$545,361.00, with funding from DNR-Program Open Space and Department's Capital Project for Pavilions/Concessions/Comfort Stations.

Attachments:

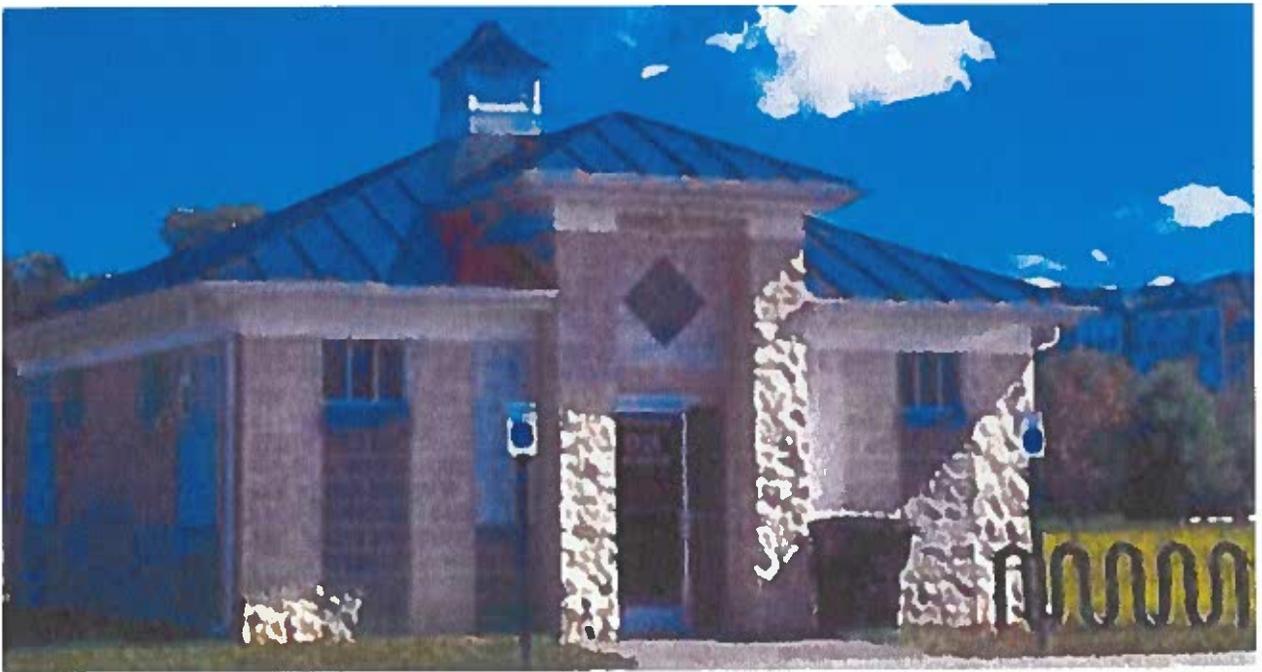
- Exhibit 1: Location & design of the proposed comfort station
- Exhibit 2: Site design and aerial view of the project

cc: Jeffrey Rank
Karen Rodgers

PARKS AND RECREATION DEPARTMENT
 FY 2026 PAVILION/CONCESSION/COMFORT BUDGET
 ACCOUNT #40947

Prior Year Pavilion/Concession/Comfort Capital Fund Balance		\$ 541,721.00
Approved FY26 DNR-Program Open Space Grant		\$ 191,940.00
Total Approved Pavilion/Concession/Comfort Capital Budget		\$ 733,661.00
Paid Expenditures:		
Somerset Well Drilling		\$ 16,586.87
The Martin Architectural Group		\$ 14,536.25
Dumb Home Engineering		\$ 6,325.00
Total FY26 Paid Expenditures		\$ 37,448.12
Pending Expenditures:		
Well Installation		\$ 23,900.00
Dumb Home Engineering (remaining balance)		\$ 3,175.00
The Martin Architectural Group (remaining balance)		\$ 463.75
Utility Service Upgrade		\$ 5,000.00
Total FY26 Pending Expenditures		\$ 32,538.75
Total Expenditures		\$ 69,986.87
Remaining Budget Available - Pavilion/Concession/Comfort		\$ 663,674.13
Proposed Expenditures:		
White Marsh Comfort Station (sitework and building)		\$ 545,361.00
FY26 Remaining Budget with Proposed Expenditure		\$ 118,313.13

Exhibit 1: Location & Design of Proposed White Marsh Park Comfort Station



The Macum Creek trailhead along the Cross Island Trail features the comfort station above, designed by Martin Architectural Group. The design for the White Marsh Park building is identical.

