



"We Make Government Operations Operate Better For The Government"



Aisha N. Braveboy
County Executive

OFFICE OF CENTRAL SERVICES



Aisha N. Braveboy
County Executive

David J. Byrd
Director

Ernest L. Jolly
Deputy Director for Technical Operations

Bharath Kortagere
Deputy Director
Capital Construction & Fleet Management

Procurement
Outlook &
Opportunities



"We Make Government Operations
Operate Better For The Government"

Prince
Georges
county

Office of Central
Services



Ernest L. Jolly
Deputy-Director
for Technical Operations

Deputy-Director Jolly brings more than 30 years of executive leadership across public and private utilities, higher education, and government. At the Office of Central Services, he oversees Facilities Operations and Maintenance, the General Services Department, Land Acquisition and Real Estate Property, and the Budget Division.

Deputy Director Jolly's team is a critical function a part of the operational backbone of how the County keeps its buildings, land, and resources running.



David J. Byrd
Director

Director Byrd brings more than three decades of public service and executive leadership to his new role as the Director of the Prince George's County Office of Central Services. A seasoned government leader with experience at the federal, state, and local levels, Mr. Byrd has led transformative initiatives in economic development, public infrastructure, and government operations.

Mr. Byrd is known for his strategic vision, collaborative leadership, and commitment to service excellence. As he returns to lead OCS, he brings a forward-thinking approach grounded in operational strength, transparency, and community partnership.



Bharath Kortagere
Deputy-Director
Capital Construction & Fleet Management

Deputy-Director Bharath brings 35 years of capital project leadership to Prince George's County and has overseen the delivery of \$950 million in capital projects with a flawless execution record.

At the Office of Central Services, Deputy Director Bharath leads the County's Capital Improvement Program and its award-winning Fleet Division, which handles the full suite of vehicle acquisition and service for County operations and Public Safety.

“We are continually elevating our efforts to meet County needs ”

MISSION:

WE MAKE GOVERNMENT OPERATIONS OPERATE BETTER FOR THE GOVERNMENT

WHO WE ARE:

- | The Office of Central Services is responsible for the operational backbone of County government
- | We deliver high-quality services across departments while implementing innovative, industry-based practices
- | Through collaboration with County agencies, we ELEVATE government operations—creating value for government, residents, and businesses across the County



Aisha N. Bravely
County Executive



VISION:

TO BE A HIGH-PERFORMING, INNOVATIVE OPERATIONS AGENCY THAT SETS THE STANDARD FOR EXCELLENCE IN GOVERNMENT SUPPORT SERVICES

STRATEGIC PRIORITIES:

OPERATIONAL EXCELLENCE

Deliver efficient, reliable, and high-quality services across all divisions

INNOVATION & MODERNIZATION

Integrate industry best practices and emerging technologies

STRATEGIC PARTNERSHIPS

Strengthen collaboration with County agencies and external partners

CUSTOMER SERVICE

Provide responsive, solution-driven support to agencies, residents, and businesses

RESPONSIBLE STEWARDSHIP

Maximize resources and ensure accountability in all operations



“OCS strengthens partnerships that ensure seamless delivery of government services to county government and residents.”

FLEET MANAGEMENT:

We maintain and service County vehicles to ensure safe, and reliable transportation

FACILITIES OPERATIONS & MANAGEMENT:

We oversee maintenance and daily operations of County buildings

GENERAL SERVICES:

We manage printing, mail distribution, and asset storage

LAND ACQUISITION & REAL PROPERTY:

We secure and manage County-owned land and property rights

CAPITAL IMPROVEMENT PROGRAM

We design and deliver major construction and renovation projects

DIRECTOR'S OFFICE (EXECUTIVE SERVICES):

- Budget
- Human Resources
- Business Operations
- Technical Operations
- Information Technology
- Communications



“OCS is meeting and exceeding customer expectations with speed and quality.”

OFFICE OF CENTRAL SERVICES BY THE NUMBERS

Facilities Operations & Management

100+

Oversees the operation of 100+ County occupied buildings, including fire and police stations, County and State Court Houses, a child day care center, and the County's Correctional Facility

4.7+ million ft²

Manages 4.7+ million square feet of County-owned properties

\$170 million+

Manages the execution of a 10-year Facilities Master Plan for over \$170 million in capital renewal

Land Acquisition & Real Property

4,900+ acres

Manages a real estate portfolio of over 4,900 acres of County-owned land

300,000+ ft²

Manages 300,000+ square feet of private third-party leased space

Cost: \$5.8 million

\$2.3 million

Value of surplus real estate sold (2019 - 2022)

Capital Improvement Program

\$487 + million

Value of major construction projects since fiscal year (FY) 2019 - 2024

\$389.6 million

Value of construction projects completed by County-certified small and minority businesses

80%

Percentage of capital construction dollars spent with certified County-based small businesses



Alpha N. Beauvoir
County Executive



Fleet Management

4,000+

Responsible for overall management of a fleet of 4,000+ vehicles used by 18 County government agencies

10

Provides repairs under contract for 10 County municipalities, 3 volunteer fire departments, and all state-issued vehicles for the Dept. of Social Services

\$136 million

Approximate value of total vehicles purchased

**1/2 of number does include value of Covid PPE (recently discarded)*

General Services

2,748,430

Pieces of outgoing mail processed annually

\$66.9 million

Value of the County's Fixed (Capital) Asset Inventory administered by OCS

19,000+

Cartons of records stored through an automated indexing process, as part of the administration of the County Records Management Program

\$13.7 million

Value of warehouse inventory SKUs

“OCS has created an exclusive, equitable, and collaborative environment”



Aisha N. Braxton
County Executive

Prince
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Services

“OCS connects with leaders leading the effort to improve government operations”

PRESENTATION OVERVIEW

WHAT WE WILL COVER:

- | Procurement priorities and outlook
- | Upcoming opportunities (6-18 months)
- | How to prepare and complete
- | Key contacts and next steps



Aisha N. Bracey
County Executive

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PROCUREMENT OUTLOOK

(6 - 18 MONTHS)

OCS IS ACTIVELY PLANNING AND PREPARING PROCUREMENTS
ACROSS FOM AND CIP TO SUPPORT:

- | Facility Operations and Maintenance
- | Capital Construction and Renovation Projects
- | Infrastructure Improvements
- | Operational support services

VENDORS ARE ENCOURAGED TO BEGIN PREPARING NOW
FOR UPCOMING OPPORTUNITIES



“OCS has been a key player in fostering economic development in Prince George’s County”

UPCOMING PROCUREMENTS

FACILITIES OPERATIONS & MANAGEMENT (FOM)

FY27 SPEND FORECAST

- | Elevator Services & Maintenance
- | Roofing Repair & Maintenance
- | HVAC Parts / Repairs, Installation & Services
- | Plumbing Services, Repair & Maintenance
- | Electrical Services, Repair & Maintenance
- | Sprinkler Services, Repair & Maintenance
- | Fire Alarm Testing & Installation
- | Landscaping Services & Snow Removal
- | Custodial Services

“At the heart of our organization are the core values that define who we are and how we operate”

Total Estimated Budget:

\$ 6,775,000.00



Aisha N. Braroboy
County Executive



GENERAL SERVICES DIVISION (GSD)

FY27 SPEND FORECAST

- | Copier Leasing
- | Record Maintenance & Deposal
- | Postage Machine Leasing
- | Towing Services
- | Office Relocation / Moving Services
- | Uniform Services

Total Estimated Budget:

\$ 800,000.00



Alpha N. Brashers
County Executive



“We make government operations operate better for the government”

FY27 Spend Forecast - Office of Central Services (FOM & GSD)

Division	Title of the Procurement	Brief Description	Est. Budget Amount	Commodity Category	Need By Date
Facilities Operations and Management (FOM)	Custodial Services - WKC Building	Custodial Services - WKC Building	\$1,000,000	Services	FY27
Facilities Operations and Management (FOM)	Building Systems Security Services	Building Systems Security Services	\$550,000	Services	FY27
Facilities Operations and Management (FOM)	Landscaping Services	Landscaping Services	\$500,000	Services	FY27
Facilities Operations and Management (FOM)	Elevator Maintenance & Repair	Elevator Maintenance & Repair	\$500,000	Services	FY27
Facilities Operations and Management (FOM)	Snow & Ice Removal Services	Snow & Ice Removal Services	\$500,000	Services	FY27
Facilities Operations and Management (FOM)	Fuel Management	Fuel Management	\$500,000	Services	FY27
Facilities Operations and Management (FOM)	Plumbing Services	Plumbing Services	\$500,000	Services	FY27
Facilities Operations and Management (FOM)	Plumbing Supplies	Plumbing Supplies	\$300,000	Goods	FY27
Facilities Operations and Management (FOM)	Roofing Services	Roofing Services	\$250,000	Services	FY27
Facilities Operations and Management (FOM)	Building Maintenance Supplies	Building Maintenance Supplies	\$250,000	Goods	FY27
Facilities Operations and Management (FOM)	Lighting & Electrical Supplies	Lighting & Electrical Supplies	\$250,000	Goods	FY27
Facilities Operations and Management (FOM)	HVAC Parts & Supplies	HVAC Parts & Supplies	\$250,000	Goods	FY27
Facilities Operations and Management (FOM)	Fire Alarm Monitoring & Inspection Services	Fire Alarm Monitoring & Inspection Services	\$200,000	Services	FY27
Facilities Operations and Management (FOM)	Overhead Door Repair	Overhead Door Repair	\$200,000	Services	FY27
Facilities Operations and Management (FOM)	Chemical Water Treatment	Chemical Water Treatment	\$200,000	Services	FY27
Facilities Operations and Management (FOM)	Generator Maintenance & Repair	Generator Maintenance & Repair	\$200,000	Services	FY27
Facilities Operations and Management (FOM)	Boiler Maintenance & Repair	Boiler Maintenance & Repair	\$200,000	Services	FY27
Facilities Operations and Management (FOM)	Extermination Services	Extermination Services	\$100,000	Services	FY27
Facilities Operations and Management (FOM)	Electrical Services	Electrical Services	\$100,000	Services	FY27
Facilities Operations and Management (FOM)	Fire Suppression Services	Fire Suppression Services	\$75,000	Services	FY27
Facilities Operations and Management (FOM)	Elevator Inspection Services	Elevator Inspection Services	\$50,000	Services	FY27
Facilities Operations and Management (FOM)	Drywall Lumber & Paint Supplies	Drywall Lumber & Paint supplies	\$50,000	Goods	FY27
Facilities Operations and Management (FOM)	Fire Extinguisher Services	Fire Extinguisher Services	\$50,000	Services	FY27
General Services Division (GSD)	Copier Leasing	Copier Leasing	\$600,000	Services	FY27
General Services Division (GSD)	Postage Machine Leasing	Postage Machine Leasing	\$135,508	Services	FY27
General Services Division (GSD)	Record Maintenance & Disposal	Record Maintenance & Disposal	\$10,000	Services	FY27
General Services Division (GSD)	Office Relocation/ Moving Services	Office Relocation/ Moving Services	\$10,000	Services	FY27
General Services Division (GSD)	Towing Services	Towing Services	\$5,000	Services	FY27



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CAPITAL IMPROVEMENT PROGRAM (CIP)

FY27 SPEND FORECAST

- | Architectural / Engineering Services
- | Architectural / Engineering Design Services
- | Construction Inspection & Management Services
- | Less than \$500,000.00 General Schedule Contractors (CBSB Only) for Minor Repairs
 - Electrical Services, Repair & Maintenance
 - Plumbing
 - Roofing
 - Carpentry
 - Electrical
 - Exterior Work
 - Interior Finishes

“We leverage emerging technologies to enhance efficiency and experiences”

Total Estimated Budget:

\$ 200 Million +



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FLEET MANAGEMENT

FY27 SPEND FORECAST

- | Vehicle Procurement
- | Auto Body & Parts
- | Vehicle Maintenance Services
- | Fuel Purchase

Total Estimated Budget:

\$ 65 - \$ 75 Million



Aisha N. Brayeboy
County Executive



“OCS
develops
annual
Agency-specific
collaboration
plans”

FY27 Spend Forecast - Office of Central Services (CIP & FLEET)

Division	Title of the Procurement	Brief Description	Est. Budget Amount	Commodity Category	Need By Date
Capital Improvement Program (CIP)	Architectural / Engineering Services	Architectural & Engineering services that cover multiple phases of a project, including design and planning, site analysis, detailed drawings, and regulatory compliance.	TBD	Services	FY27
Capital Improvement Program (CIP)	Construction Management	Construction management services involving professional oversight of a project's schedule, cost, quality, safety, and scope. Services to include preconstruction planning, budgeting, subcontractor management, and on-site supervision to deliver projects on time and within budget.	TBD	Services	FY27
FLEET Management	Auto Body- MLS	Structural repair, cosmetic restoration, part replacement, refinishing & painting.	\$1,200,000	Services	FY27
FLEET Management	Parts - FLEET	Various vehicle components groups: Engine & powertrain, braking & suspension, electrical, & body & trim.	\$800,000	Services	FY27
FLEET Management	Service - FLEET	Complex auto service: advanced, labor-intensive repairs that require specialized diagnostic equipment and deep technical expertise, involving major mechanical overhauls, computerized electrical troubleshooting, and detailed internal work on a vehicle's core systems.	\$500,000	Services	FY27
FLEET Management	Administration - FLEET	The Service and Auto Body Department is in need of (2) Keyper Systems to manage the keys for the County's fleet. The keyper systems enable the organization and maintenance of keys for vehicles that are undergoing intake, service, or collision repair.	\$110,000	Goods	FY27
FLEET Management	Auto Body	The Auto Body Department is in need of a decal machine, cutter, and printer.	\$75,000	Goods	FY27
FLEET Management	Parts - FLEET	The Service Department is in need of an ADAS calibration machine.	\$65,000	Goods	FY27
FLEET Management	EV Vehicle Movers	The Service Department (Central FMD) requires the replacement of its electric vehicle movers.	\$28,000	Goods	FY27



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“Service
Excellence,
Innovation,
Integrity and
Teamwork”

HOW TO PREPARE

HOW VENDORS CAN PREPARE

- | Register and maintain an active profile in the County's procurement system
- | Monitor solicitation announcements regularly
- | Review past solicitations for similar work
- | Build relationships and partnerships (including small and local businesses)
- | Ensure compliance with County requirements (licenses, certifications, bonding, etc.)



HOW TO COMPETE

HOW TO COMPETE SUCCESSFULLY

- | Carefully follow all solicitation instructions
- | Submit complete and responsive proposals
- | Demonstrate relevant experience and past performance
- | Provide competitive and realistic pricing
- | Highlight innovation, efficiency, and added value



“Our work has been rooted in creating a high-performing government”

“We make government operations operate better for the government”

ENGAGEMENT OPPORTUNITIES

STAY ENGAGED

- | Attend industry days and outreach events
- | Participate in pre-bid and pre-proposal meetings
- | Ask questions during the solicitation process
- | Connect with OCS representatives



Q & A



**We Look Forward To Partnering
With Vendors To Support And Strengthen
County Operations**

Thank You,

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