

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CONSTRUCTION CONTRACT**

**ITEM**            1-C

**UNIVERSITY SYSTEM OF MARYLAND**

University of Maryland Center for  
Environmental Science  
Dorchester County, MD.

**CONTRACT NO. AND TITLE**

Project No: UE-630-060-001;  
Oyster Cultivation Facilities  
Horn Point Laboratory  
Cambridge, MD.  
ADPICS NO. 001B9200542

**DESCRIPTION**

Contract approval for the construction of an  
Oyster Cultivation Facility located at the University of Maryland's Horn Point Laboratory in  
Cambridge, MD. (See Remarks below)

**PROCUREMENT METHOD**

Negotiated Award After Unsatisfactory  
Competitive Sealed Bidding

**BIDS OR PROPOSALS**

**AMOUNT**

	<u>Base Bid</u>	<u>Add</u> <u>Alt. No. 1</u>	<u>Total Bid</u>
Cianbro Corporation, Baltimore, MD.	\$8,832,725	\$48,000	\$8,880,725
W. M. Schlosser Co. Hyattsville, MD.	\$9,188,000	\$40,000	\$9,228,000

**AWARD**

Cianbro Corporation  
Baltimore, MD.

**TERM**

455 Calendar Days

**AMOUNT**

\$8,880,725

**MBE PARTICIPATION**

26%

**PERFORMANCE BOND**

100% of Full Contract Amount

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CONSTRUCTION CONTRACT**

**ITEM**           1-C (Cont.)

**REMARKS**

The Government estimate is \$7,857,334

This project consists of construction of a 70 ft. by 300 ft. concrete pier on piles to accommodate 52 - 12 ft. diameter fiberglass tanks, a laboratory building, a mechanical room with associated mechanical and electrical work, and modifications to the existing pump house and piping. The new work includes heat exchangers, filtration and aeration systems, new emergency generator with fuel tank, water and sewer extensions, and related site work.

The proposed facility will increase the survival rate of oyster spats. This increase will occur because the oyster beds will be located on the pier and there will be minimal or no transportation required. Currently, the mortality rate of the spats is about 30%, because the spats must be transported from dry land to the pier.

Due to a funding shortfall, additional funding will be sought from the Construction Contingency Fund (CCF) for the cost of Add Alternate Nos. 2 and 3 in the bid documents, a 5% construction contingency, construction inspection and testing services, and Critical Path Method (CPM) scheduling. A request for approval for the use of \$1,055,561 from the CCF is in process and is not part of this request.

The procurement method used was Negotiated Award After Unsatisfactory Competitive Sealed Bidding. Revised bids were received from two of the three original bidders. The low bidder, Cianbro Corporation, has been determined to be responsive and is being recommended for award. The basis for award is the total bid amount.

Cianbro Corporation has exceeded the 25% MBE subcontracting goal by achieving 26% (\$2,353,331) MBE participation on this project, including 15.2% to Woman owned firms, and 11.3% to Asian-American owned firms.

**FUND SOURCE**

Item 042 / MCCBL 2007

**RESIDENT BUSINESS**

Yes

**MD TAX CLEARANCE**

08-2756-1111

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**MAINTENANCE CONTRACT**

**ITEM**            2-M

**DEPARTMENT OF HEALTH AND**  
**MENTAL HYGIENE**

Holly Center  
Salisbury, MD.

**CONTRACT NO. AND TITLE**

Project No. MR-500-081-003;  
Air Handling Unit Replacement  
ADPICS NO. 001B9200537

**DESCRIPTION**

Approval for a contract to provide all labor, equipment, materials, supplies to replace existing air handlers, and air cooled condensing units in four buildings at the Holly Center located in Salisbury MD. (See Remarks below)

**PROCUREMENT METHOD**

Competitive Sealed Bidding

**BIDS OR PROPOSALS**

Wilfre Company, Inc.  
Hebron, MD.  
Towson Mechanical, Inc.  
Timonium, MD.  
Austin Cox Mechanical, Inc.  
Salisbury, MD.  
M & E Sales Inc.  
Hanover, MD.  
James P. Kruger &  
Associates, Inc.  
Ellicott City, MD.

**BID AMOUNT**

\$202,000.00  
\$262,800.00  
\$264,000.00  
\$322,428.00  
\$330,318.00

**AWARD**

Wilfre Company, Inc.  
Hebron, MD.

**AMOUNT**

\$202,000.00

**TERM**

240 Days from Notice to Proceed

**MBE PARTICIPATION**

11.5 %

**MBE WAIVER**

N/A

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**MAINTENANCE CONTRACT**

**ITEM**            2-M (Cont.)

**PERFORMANCE BOND**

100% of Full Contract Amount

**REMARKS**

A notice of the availability of the Invitation

For Bids (IFB) was advertised and bid on *eMarylandmarketplace.com* and the *DGS Bid Board*.

As stated above, this project consists of the Contractor providing all labor, equipment, materials; supplies necessary to replace the existing air handlers, air cooled condensing units in Buildings 600, 700, 800 and 900 at the Holly Center. In addition, the contract provides for any associated power and control wiring, piping and duct-work necessary for the completion of the project

The existing air handlers and condensing units are over 30 years old and in constant need of repair. These buildings house patients and critical staff which must be relocated each time there is an equipment failure. Replacement of these units will result in more reliable and substantially more efficient cooling than the present units are able to provide.

The construction estimate for this project is \$230,000.00.

The prime contractor has exceeded the MBE set goal of 5 % by agreeing to achieve a MBE subcontractor participation of 11.5 %.

**FUND SOURCE**

H000977051 1498

**RESIDENT BUSINESS**

Yes

**MD TAX CLEARANCE**

08-2744-0001

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**EQUIPMENT CONTRACT**

**ITEM**            3-E

**MARYLAND SCHOOL FOR THE DEAF**

Frederick Campus  
Frederick, MD.

**CONTRACT NO. & TITLE**

Lockers & Benches;  
ADPICS NO. 001P9902075

**DESCRIPTION**

Approval is requested for the purchase, delivery and installation of athletic, double tier lockers and pedestal benches to be installed at Maryland School for the Deaf.

**PROCUREMENT METHOD**

Small Procurement

**BIDS OR PROPOSALS**

**AMOUNT**

W. A. Hamilton Co., Inc., Beltsville, MD.	\$13,204.00
Advance Equipment Co., Capitol Heights, MD.	\$13,500.00
Leamon Storage System, Inc., Waxahachie, TX.	\$19,034.32
Chaca Equipment Company, Rosendale, NY.	\$19,678.96
Penco Products, Ellicott City, MD.	\$20,327.00
A.L. Ingram Construction LLC., Randallstown, MD.	\$27,190.00

**AWARD**

W.A. Hamilton Co., Inc.  
Beltsville, MD.

**AMOUNT**

\$13,204.00

**PERFORMANCE BOND**

None

**MBE PARTICIPATION**

None

**REMARKS**

This Small Procurement was advertised on *eMarylandMarketplace* and posted on the *DGS Bid Board*. Of the one-hundred-twelve (112) vendors registered on *eMaryland Marketplace* that received notification of the solicitation, thirty (30) were Small Business Reserve (SBR) and fourteen (14) were MBE's.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**EQUIPMENT CONTRACT**

**ITEM** 3-E (Cont.)

Board of Public Works approval is requested for the purchase, delivery and installation of double tier, athletic lockers and pedestal benches to be installed at Maryland School for the Deaf. The lockers and benches will be used to equip the newly built elementary family education, and student support services complex located on the Frederick County Campus.

Six (6) priced bids were received, including one (1) small business reserve. The recommended awardee was the lowest responsive and responsible bidder.

**FUND SOURCE** Item 043, MCCBL 2007

**RESIDENT BUSINESS** Yes

**MD TAX CLEARANCE** 09-0032-1111

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Board of Public Works Action - The above referenced Item was:

APPROVED                      DISAPPROVED                      DEFERRED                      WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**EQUIPMENT CONTRACT**

**ITEM** 4-E

**MARYLAND SCHOOL FOR THE DEAF** Frederick, MD.

**CONTRACT NO. & TITLE** ADPICS NO. 001P9902081;  
Kitchen Equipment

**DESCRIPTION** Approval is requested for the purchase and delivery of kitchen equipment and accessories for the kitchen at the Maryland School of the Deaf in Frederick, MD.

**PROCUREMENT METHOD** Competitive Sealed Bidding

**BIDS OR PROPOSALS**

**AMOUNT**

United Restaurant Equipment - Harrisburg, PA.	\$16,842.00
Culinary Depot Monsey, NY.	\$17,141.30
Harwall Food Service Equipment Co. Winchester, VA.	\$18,307.04
Carey Sales & Services, Inc. Baltimore, MD.	\$18,375.00
Sam Tell and Sons. Inc. Maspeth, NY.	\$19,470.13
American Energy Restaurant Equipment. Springfield, VA.	\$20,260.00
RSC Filfillment.com - Iebanon, TN.	\$21,988.80

**AWARD** United Restaurant Equipment  
Harrisburg, PA.

**AMOUNT** \$16,842.00

**MBE PARTICIPATION** 0%

**PERFORMANCE BOND** None

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**EQUIPMENT CONTRACT**

**ITEM**           4-E (Cont.)

**REMARKS**

A notice of the availability of the Invitation For Bids (IFB) was advertised and bid on *eMarylandmarketplace.com* and the *DGS Bid Board*. Copies of the solicitation notice were received by 149 prospective vendors, 82 of which were Maryland firms and included 11 MBE.

Eight (8) bids were received for this solicitation. One bid was non-responsive because they did not meet the minimum specification. The award is to be made to lowest responsive and responsible bidder United Restaurant Equipment.

**FUND SOURCE**

MCCBL 2007 Item 043

**RESIDENT BUSINESS**

No

**MD TAX CLEARANCE:**

09-0282-1111

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**GENERAL MISCELLANEOUS**

**ITEM**            5-GM

**CONTRACT NO. AND TITLE**

Project No. UE-630-060-001;  
Inspection Services for Oyster Cultivation  
Facilities  
Horn Point Laboratory  
Dorchester County, MD.

**DESCRIPTION**

In accordance with provisions of the State Finance and Procurement Article, Section 12-202, Annotated Code of Maryland, Board of Public Works approval is requested for the following construction inspection expenditures related to the capital improvement project identified above:

**AMOUNT**

\$12,352.91

**REMARKS**

This is an anticipated amount for additional construction inspection services, subject to necessary extensions, in the event the construction of the facility takes longer than expected to complete. Construction inspection services are required to ensure compliance with the requirements of the construction contract.

**FUND SOURCE**

Item 042; MCCBL 2007

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            6-CGL

**RECOMMENDATION:** That the Board of Public Works enter into a grant agreement, and authorize that funds be encumbered for the following grant:

*Board of Directors of the Charles E. Smith Life Communities (Montgomery County)*  
*Charles E. Smith Life Communities - Emergency Generators*  
*“For the purchase and installation of emergency generators at the Charles E. Smith Life Communities in Rockville.”*  
**\$760,000.00**  
*Maryland Capital Bond Loan of 2008 (Chapter 336, Acts of 2008*  
*DGS Item 027*  
*SL-017-080-038*

**MATCHING FUND:** The MCCBL requires the grant recipient to provide grant documents no later than June 1, 2010. No match is required.

<b><u>BACKGROUND:</u></b>	Total Project	\$760,000.00
	<b>08-027 (This Action)</b>	<b>\$760,000.00</b>
	Local Cost	\$ -0-

**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) Invoices should be submitted to the Department of General Services for the disbursement of funds.

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Board of Public Works Action - The above referenced Item was:

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            7-CGL

**RECOMMENDATION:** That the Board of Public Works authorize that funds be encumbered for the following grant:

*Board of Trustees of the Maryland Foundation for Kiplin Hall, Inc. (England)  
Maryland Study Center at Kiplin Hall  
“For the planning, design, construction, repair, restoration, renovation, reconstruction, and capital equipping of the Home Farm at the Kiplin Hall estate, the ancestral home of the Lords Baltimore, located in North Yorkshire, England.”*

***\$500,000.00***

*Maryland Capital Bond Loan of 2005 (LSI, Chapter 445, Acts of 2005 and as amended by Chapter 488, Acts of 2007)  
DGS Item 265*

***\$170,000.00***

*Maryland Capital Bond Loan of 2007 (LSI, Chapter 488, Acts of 2007)  
DGS Item 054 - (SL-071-050-038)*

**NON-MATCHING FUND:** Certified 8/22/07 Agenda, Item 16-CGL A., B.

<b><u>BACKGROUND:</u></b>	Total Project	\$670,000.00
	<b>05-265 (This Action)</b>	<b>\$500,000.00</b>
	<b>07-054 (This Action)</b>	<b>\$170,000.00</b>
	Local Cost	\$ -0-

**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) Invoices should be submitted to the Department of General Services for the disbursement of funds.

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Board of Public Works Action - The above referenced Item was:

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            8-CGL

**RECOMMENDATION:** That the Board of Public Works authorize that funds be encumbered for the following grant:

*Commissioners of Charles County (Charles County)*  
*Western Charles County Business/Industrial Park*  
*“For construction and installation of water and sewer lines, and for the improvement of roads, on a parcel of property that is part of a larger tract of land formerly known as Chapman’s Landing in Charles County, for use as an industrial and business park.”*  
***\$150,000.00***  
*Charles Co. – Western Charles County Business/Industrial Park Loan of 2000*  
*(Chapter 643, Acts of 2000)*  
*DGS Item 0 (SL-102-001-038)*

**NON-MATCHING FUND:** 7/11/01 Agenda, Item 34-CGL B.

<b><u>BACKGROUND:</u></b>	Total Project	\$1,871,400.00
	<b>00-0 (This Action)</b>	<b>\$ 150,000.00</b>
	Local Cost	\$1,721,400.00

**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) Invoices should be submitted to the Department of General Services for the disbursement of funds.

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Board of Public Works Action - The above referenced Item was:

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            9-CGL

**DEPARTMENT OF HEALTH**  
**AND MENTAL HYGIENE**

**NAME OF GRANTEE/BORROWER**      Potomac Healthcare Foundation, Ltd.  
U.S. Route 15 at Keysville Road  
Emmitsburg, Maryland 21727

**PROJECT NO. AND TITLE**                      CB-ADAA - 214-01 Mountain Manor 32-Bed  
Residential Facility

**DESCRIPTION**                                      Board of Public Works approval is requested for a State grant of \$1,600,000 to assist Potomac Healthcare Foundation, Ltd., a nonprofit organization, in the cost of designing and constructing a single-story 9,332-square-foot building. The building will be constructed on a one-acre parcel of land leased from Emmitsburg Limited Partnership and will house a 32-bed long-term treatment facility for women with substance abuse issues.

Board approval is also requested for the expenditure of capital funds for previously awarded contracts as follows:

A. Architectural services contract to design a 9,332-square-foot residential treatment facility. Services include schematics, design development, construction documents, bidding, construction administration, and architect reimbursables.

**PROCUREMENT METHOD**                                      Negotiated

**AWARD**    BMK, P.C.

**AMOUNT**    \$171,900

B. Construction of a 9,332-square-foot single-story building that will contain a kitchen area, dining room, lounge, offices, conference rooms, and sixteen bedrooms.

**PROCUREMENT METHOD**                                      Competitive Sealed Bidding

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            9-CGL (Cont.)

**BIDDERS**

**BID AMOUNT**

Roy C. Kline Contractors, Smithsburg, MD 21783  
Waynesboro Construction, Frederick, MD 21704

\$1,861,208  
\$2,035,000

**BIDDERS**

**BID AMOUNT**

GRC General Contractors, Zullinger, PA  
Bruchey Builders, Frederick, MD  
Sanbower Builders, Myersville, MD  
Warner Construction, Frederick, MD

\$2,076,000  
\$2,091,500  
\$2,184,967  
\$2,318,621

**AWARD**

Roy C. Kline Contractors

**AMOUNT**

\$1,861,208

**TOTAL CONTRACTS**

\$2,033,108

**REMARKS**

Potomac Healthcare Foundation, Ltd. (PHF) has used BMK, P.C. for other construction projects on the nineteen-acre Mountain Manor Treatment Center campus. Since the firm was familiar with the campus and the programs operated by Potomac Healthcare Foundation, Ltd., PHF selected BMK, P.C. to provide the architectural and engineering services for this project. Emmitsburg Limited Partnership, which owns the land on which the building is to be constructed, has agreed to a thirty-year lease agreement for the land and also has agreed to record the State's right of recovery in the land records of Frederick County.

Eligible projects cost total \$2,133,334, consisting of \$171,900 for architectural and engineering fees; \$1,861,208 for construction; and \$100,226 for contingency fees. These costs will be funded as follows:

\$533,334 (25%) - Applicant's Share  
Emmitsburg Limited Partnership

\$1,600,000 (75%) - State's Share  
Maryland Consolidated Capital Bond Loan 2007, Community Health Facilities

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM** 9-CGL (Cont.)

In accordance with Section 24-606(d), Health-General Article, *Annotated Code of Maryland*, the BPW approval is further contingent upon the State's right of recovery being included in the Deed(s) or otherwise recorded in the land records of Frederick County before the State makes any funds available for the project.

No State funds will be disbursed until the grantee has presented suitable evidence to the Comptroller that it has expended the required matching funds for this project. After the grantee has met this requirement, all future invoices will be submitted to the Comptroller, who will disburse the State portion in amounts equal to the invoices submitted.

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION