

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

November 18, 2009

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DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT MODIFICATION

ITEM 1-C-MOD

<u>DEPARTMENT OF GENERAL SERVICES</u>	2100 Guilford Ave. Baltimore, MD
<u>ORIGINAL CONTRACT NO. AND TITLE</u>	Project No. BB-621-003-001; Phase I Addition to State Office-Building No. 3 ADPICS NO: COB83348
<u>ORIGINAL CONTRACT APPROVED</u>	9/20/2006 DGS/BPW Agenda, Item 31-C
<u>CONTRACTOR</u>	Tech Contracting Co., Inc. Baltimore, MD
<u>CONTRACT DESCRIPTION</u>	Construction of an approximately 16,300 gsf addition to the existing building which houses the Office of Parole and Probation, Central Home Detention Unit and divisions of Department of Public Safety and Correctional Services. This project is phase I of a two phase project to fully renovate the 76 year old facility.
<u>MODIFICATION DESCRIPTION</u>	This modification is a credit to the State in the amount of eighty-seven thousand four-hundred and ninety-four dollars and ninety-eight cents (\$87,494.98).
<u>TERM OF ORIGINAL CONTRACT</u>	3 Years from notice to proceed (Both phases)
<u>TERM OF MODIFICATION</u>	N/A
<u>AMOUNT OF ORIGINAL CONTRACT</u>	\$4,545,707.10
<u>AMOUNT OF MODIFICATION</u>	-\$87,494.98 (Credit)
<u>PRIOR MODIFICATIONS/OPTIONS</u>	\$262,767.68
<u>REVISED TOTAL CONTRACT AMOUNT</u>	\$4,720,979.80
<u>PERCENT +/- (THIS MODIFICATION)</u>	(1.92%)

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT MODIFICATION

ITEM 2-AE-MOD

**DEPARTMENT OF PUBLIC SAFETY AND
CORRECTIONAL SERVICES**

Maryland Correctional Training Center
(MCTC)
Hagerstown, MD
Washington County

CONTRACT NO. & TITLE

Project No. KA-000-050-D01;
192 Cell Housing Unit and
Addition/Renovation of Support Spaces
ADPICS NO. COB70804

ORIGINAL CONTRACT APPROVED

Maryland Architect/Engineer Services Act
BPW/DGS Agenda 7/06/05, Item 3-AE

CONTRACTOR

Bushey Feight Morin Architects Inc.
Hagerstown, MD

CONTRACT DESCRIPTION

This project involves the preparation of detailed plans and specifications for the construction of a new 192 cell housing unit; a Commissary building, a Medical Building; demolition of two Quonset huts and renovation of two existing Quonset huts, one for programs and services and one for the future Maryland Correctional Enterprises Brush and Carton Shop.

MODIFICATION DESCRIPTION

This two part modification requests approval by the Board of Public Works for the following: 1) Retro-Active approval of Modification No. 1 approved by PSPRB on 10/27/2006 for zero additional dollars to the contract, but transferred \$90,478.00 from Constructions Administration Funds to Additional Design efforts and 2) Modification #10 replaces these funds to the Construction Administration Fund. (See remarks below)

AMOUNT OF ORIGINAL CONTRACT

\$1,517,669.00

AMOUNT OF MODIFICATION

\$90,478.00

PRIOR MODIFICATIONS/OPTIONS

\$173,088.00

REVISED TOTAL CONTRACT AMOUNT

\$1,781,235.00

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT MODIFICATION

<u>ITEM</u>	2-AE-MOD (Cont.)
<u>PERCENT +/- (THIS MODIFICATION)</u>	5.96%
<u>OVERALL PERCENT</u>	17.37%
<u>ORIGINAL MBE PARTICIPATION</u>	28.8%
<u>ORIGINAL PROCUREMENT METHOD</u>	Maryland Architectural and Engineering Services Act

REMARKS The A/E Services approved under Modification No. 1 used Construction Administration Phase funds already in this A/E fee because the design funds appropriation was depleted of funds and the design work had to continue. New funding is available now from the construction funds this year.

The total amount of \$90,478.00 also includes related reimbursable funds listed below:

1. \$13,236.00 for Hazardous Material Survey at Quonset Huts No. 2 and No. 3 needed for the investigation of concealed field conditions related to hazardous materials abatement requirements on the entire correctional complex.
2. \$49,668.00 for Forest Conservation Plan for entire Hagerstown Correctional Complex.
3. \$27,574.00 for security enhancement to the 192 cell housing unit 10 year old prototype necessary to keep up with the current technology and to comply with the safety and security needs established at this Institution.

In accordance with the Annotated Code of Maryland, State Finance and Procurement, Section 11.205 (c) retroactive approval is requested for this contract modification for \$90,478.00 since the Department of Public Safety and Correctional Services Agency and the Architect/Engineer, Bushey Feight Morin Architects acted in good faith, ratification of the contract modification would not undermine the purposes of Division II of State Finance and Procurement regulations, and the action of non-approval in the past by the BPW of the contract modification did not prevent substantial compliance with Division II of the Finance and Procurement Regulations.

<u>FUND SOURCE</u>	MCCBL 2008/Item 704, H8704 (Maryland Correctional Training Center 192 Cell Housing Unit) H8704
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DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 3-M

DEPARTMENT OF HUMAN RESOURCES Baltimore County Department of Social
Services (BCDSS)
Baltimore, MD

CONTRACT NO. AND TITLE Unarmed Uniformed Guard Services;
ADPICS NO. 001B0400136

DESCRIPTION Approval is requested for a contract to
provide unarmed uniformed guard services at the Baltimore County Department of Social
Services' Towson and Essex offices for a period of three (3) years.

PROCUREMENT METHOD Competitive Sealed Bidding
(Small Business Reserve)

<u>BIDS OR PROPOSALS</u>	<u>AMOUNT</u>
IWG Protection Agency, Inc., Baltimore, MD	\$229,975.05
Phoenix Technologies, LLC, Lorton, VA	\$230,814.38
Triad Security Services, Inc., Silver Spring, MD	\$232,493.03
Dunbar Guard Services, Baltimore, MD	\$239,879.09
BTI Security, Silver Spring, MD	\$243,404.25
Amazing Security & Investigations, LLC, Wheaton, MD	\$245,250.77
Safe Sites Security Co., Inc., Owings Mills, MD	\$245,922.23
Graham Security Services, Glen Burnie, MD	\$247,097.28
Integrity Security Services, Windsor Mill, MD	\$28,067,028.00

AWARD I.W.G. Protection Agency
Baltimore, MD
(MDOT certified MBE # 06-294 and Small
Business Reserve vendor #SB05-3469)

AMOUNT \$229,975.05

TERM 1/1/2010-12/31/2012

MBE PARTICIPATION 100%

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 3-M (Cont.)

PERFORMANCE BOND

None

HIRING AGREEMENT ELIGIBLE

Yes (1)

REMARKS

A notice of the availability of the Invitation For Bids (IFB) was advertised and bid on eMarylandmarketplace.com and the DGS Bid Board. This solicitation was advertised as a Small Business Reserve (SBR) procurement with a 10% MBE sub-goal. Nine (9) acceptable bids were received, four (4) of which were MBE firms. The recommended contractor, I.W.G. Protection Agency Inc. has been found responsive and responsible and has confirmed their bid.

This contract shall provide all labor, equipment and supplies necessary to perform the services specified in the solicitation. Unarmed guard services are to be provided on State workdays Monday through Friday during regular business hours from 8:00 a.m. to 4:30 p.m. except in the Towson office location where evening hours are also required Monday through Thursday until 9:00 p.m. The recommended awardee will provide the necessary personnel and any special equipment required to provide these services.

FUND SOURCES

DHR Operating Funds:

N03 10 G3010 0819 - \$13,592.70
N03 10 G5000 0819 - \$11,412.66
N03 10 G0010 0819 - \$13,323.84
N03 11 G3010 0819 - \$27,185.35
N03 11 G5000 0819 - \$22,825.33
N03 11 G0010 0819 - \$26,647.67
N03 12 G3010 0819 - \$27,185.35
N03 12 G5000 0819 - \$22,825.33
N03 12 G0010 0819 - \$26,647.66
N03 13 G3010 0819 - \$13,592.70
N03 13 G5000 0819 - \$11,412.66
N03 13 G0010 0819 - \$13,323.80

RESIDENT BUSINESS

Yes

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 4-M

DEPARTMENT OF PUBLIC SAFETY
AND CORRECTIONAL SERVICES

Hagerstown Correctional Complex
Multiple Buildings
Hagerstown, MD

CONTRACT NO. AND TITLE

Project No. KB-000-061-001;
Replacement of Underground Storage Tanks
ADPICS NO. 001B0400345

DESCRIPTION

Contract approval is requested for provision of all labor, equipment, materials, and supplies necessary to replace selected Underground Storage Tanks (UST) at multiple buildings at the Hagerstown Correctional Complex.

PROCUREMENT METHOD

Competitive Sealed Bidding

BIDS OR PROPOSALS

AMOUNT

Subsurface Technologies, Inc., Westminster, MD	\$348,100.00
Total Environmental Concepts, Inc., Gaithersburg, MD	\$411,020.00
Commercial Fuel Systems, Inc., Mount Airy, MD	\$506,854.00
Petroleum Services, Inc., Baltimore, MD	\$745,350.00

AWARD

Subsurface Technologies, Inc.
Westminster, MD

AMOUNT

\$348,100.00

TERM

120 Days from Notice to Proceed

MBE PARTICIPATION

20%

PERFORMANCE BOND

100% of Full Contract Amount

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 4-M (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*. The government estimate for this project was \$516,136.00. Four (4) responsive and responsible bids were received for this solicitation. The recommended contractor has committed to achieving the 20% MBE goal assigned to this project.

This project requires the removal and replacement of four (4) Underground Storage Tanks. A single 10,000 gallon underground storage tank will be removed and replaced at both the Harold E. Donnel Correctional Facility and at the Emergency Housing Unit Correctional Facility. In addition, two 500 gallon underground storage tanks will be removed, and two 500 gallon above ground storage tanks will be installed at the Roxbury Training Academy Building.

FUND SOURCE

MCCBL 2008, Item# 013
(Underground heating oil storage tanks-
Statewide)

RESIDENT BUSINESS

Yes

TAX COMPLIANCE NO.

09-2720-0111

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 5-M

DEPARTMENT OF GENERAL SERVICES

Arbutus-Catonsville District Court/Multi-Service Center (DCMSC)
Catonsville, MD

CONTRACT NO. AND TITLE

Unarmed Uniformed Guard Services;
ADPICS NO. 001B0400242

DESCRIPTION

Approval requested for a contract to provide unarmed uniformed guard services at the Arbutus-Catonsville DCMSC located in Catonsville, MD.

PROCUREMENT METHOD

Competitive Sealed Bidding
(Small Business Reserve)

BIDS OR PROPOSALS

<u>BIDS OR PROPOSALS</u>	<u>AMOUNT</u>
I.W.G. Protection Agency, Inc., Baltimore, MD	\$396,162.40
Phoenix Technologies, LLC., Lorton, VA	\$402,328.60
Axiom Protective Services, Inc., Landover Hills, MD	\$415,273.92
Dunbar Guard Services, Baltimore, MD	\$425,282.12
Graham Security Services, Glen Burnie, MD	\$427,653.04
Safe Sites Security Co. Inc., Owings Mills, MD	\$434,338.20
American Security Company, Inc., Upper Marlboro, MD	\$435,969.76
Commando K-9 Detectives, Inc., Laurel, MD	\$439,858.48
Maryland Security Professionals, Annapolis, MD	\$497,205.72

AWARD

I.W.G. Protection Agency, Inc.
Baltimore, MD
(MDOT certified MBE # 06-294 and SBR
vendor #SB05-3469)

AMOUNT

\$396,162.40 (3 years)

TERM

12/1/2009-11/30/2012

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 5-M (Cont.)

MBE PARTICIPATION 100%

HIRING AGREEMENT ELIGIBLE Yes (1)

PERFORMANCE BOND None

REMARKS

A notice of the availability of the Small Business Reserve-Invitation for Bids (IFB) was advertised and on *eMarylandmarketplace.com* and the *DGS Bid Board*. 9 bids were received. There is a 10% MBE sub-goal for this contract. The recommended contractor, I.W.G Protection Agency, Inc., has been found responsive and responsible and has confirmed their bid.

The contractor shall provide all labor, supplies and equipment necessary to provide the unarmed uniformed guard service to this facility in strict conformance with the methods and conditions specified in the solicitation.

FUND SOURCE DGS Operating Funds
H00 33461 0823

RESIDENT BUSINESS Yes

TAX COMPLIANCE NO. 09-2634-1111

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 6-M

DEPARTMENT OF GENERAL SERVICES

Hilton Heights Center
Baltimore, MD

CONTRACT NO. AND TITLE

Janitorial Services;
ADPICS NO. 001B0400173

DESCRIPTION

Approval requested for a contract to provide janitorial services at the Hilton Heights Center located at 500 & 530 North Hilton Street in Baltimore City.

PROCUREMENT METHOD

Preference Provider
(Certified Sheltered Workshop)

BIDS OR PROPOSALS

ARC of Baltimore Inc., Baltimore, MD

AMOUNT

\$227,676.96

AWARD

ARC of Baltimore, Inc.
Baltimore, MD

TERM

12/1/2009-11/30/2012

AMOUNT

\$227,676.96 (3 years)

MBE PARTICIPATION

100%

PERFORMANCE BOND

N/A

REMARKS

The Hilton Heights Center is a DGS managed facility where the following agencies are located:

Department of Social Services
500 North Hilton Street
Baltimore, MD 21229

Department of Juvenile Justice Services
530 North Hilton Street
Baltimore, MD 21229

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 6-M (Cont.)

ARC of Baltimore Inc. is a Certified Sheltered Workshop under the Maryland Rehabilitation and Employment Program pursuant to COMAR 21.11.05. Pricing for this contract was approved by the Pricing and Selection Committee on October 16, 2009. Janitorial supplies in support of this contract are to be purchased from Blind Industries and Services of Maryland (BISM) to the extent they are available.

This contract shall provide for labor, equipment and supplies necessary to perform the daily, bi-weekly, monthly, quarterly and annual janitorial services for approximately 20,966 net cleanable square feet.

ARC of Baltimore Inc. is the incumbent contractor for this service and has been performing in compliance with the existing contract standards.

FUND SOURCE

DGS Operating Funds
H00 10 33459 0813
H00 11 33459 0813
H00 12 33459 0813
H00 13 33459 0813

RESIDENT BUSINESS

Yes

TAX COMPLIANCE NO

09-2408-1111

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 7-GM (Cont.)

FUND SOURCE

MCCBL 2008/Item# 006
(ADA Modifications Statewide)

B. Department of Health and Mental Hygiene

Regional Institute for Children and
Adolescence (RICA)
Cheltenham, MD

DESCRIPTION

This project provides for engineering services for the site investigation, preparation of construction contract documents and all necessary reviews of the contract documents, bidding and construction administration services, including shop drawing review and approval, meetings and technical consultation for the removal and replacement of underground oil storage tanks at RICA - Cheltenham located in Southern Maryland.

REMARKS

An approved list of consultants was developed for DGS to provide mechanical, electrical and plumbing engineering services for construction projects through the Small Business Reserve (SBR) program. Under this process individual contract awards may not exceed \$25,000.00. Selected firms may be awarded more than one contract on a rotation basis.

CONTRACT NO. & TITLE

Project No. ME-496-100-001;
Removal and Disposal of One (1) 10,000-Gallon, One (1) 1,000-Gallon and One (1) 550-Gallon Underground Tank; and Replace with One (1) 10,000-Gallon and One (1) 1,000-Gallon Above Ground Tank, at RICA Cheltenham, MD
ADPICS NO. 001B0400353

PROCUREMENT METHOD

Maryland Architectural and Engineering Services Act

AWARD

A Squared Plus Engineering Support Group, LLC., Hampstead, MD
(MDOT certified MBE #08-576)

AMOUNT

\$14,189.90

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL/MISCELLANEOUS**ITEM** 7-GM (Cont.)**FUND SOURCE**MCCBL 2008/Item # 013,
(Underground Heating Oil Storage Tanks-
Statewide)**C. Department of General Services**

Woodstock Job Corps

DESCRIPTION

This project consists of cleaning the entire building of all smoke and fire damage, replacing all ceiling tiles throughout the building, repairing and painting all smoke and fire damaged walls, installing all new electrical wires, light fixtures and outlet boxes in the basement area that were damaged by the fire. Also included is the cleaning of the duct work to remove any smoke odor. Upon completion an air scrubber will be used to remove any remaining smoke odor throughout the building.

REMARKS

Four (4) bids were received for the subject project. In accordance with DGS-07-036-IQC, the Procurement Officer has reviewed and evaluated the bids and has recommended an award to OMF Contractors. Liquidated damages for this project will be \$350.00 a day.

The government estimate for this project is \$200,000.00

CONTRACT NO. AND TITLEProject No. WS-005-090-003;
Woodstock Job Corps-Fire Damage & Clean
Up Woodstock Job Corps, Admin. Bldg
ADPICS NO. 001B0400343**PROCUREMENT METHOD**

Competitive Sealed Bids (IQC)

BIDS OR PROPOSALS

<u>BIDS OR PROPOSALS</u>	<u>AMOUNT</u>
OMF Contractors, Beltsville, MD	\$147,455.00
Baltimore Contractors, Baltimore, MD	\$175,088.00
Colossal Contractors, Butonsville, MD	\$250,000.00
Northpoint Builders., Baltimore, MD	\$450,000.00

MBE PARTICIPATION

25%

AWARDOMF Contractors
Beltsville, MD

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL/MISCELLANEOUS

<u>ITEM</u>	7-GM (Cont.)
<u>AMOUNT</u>	\$147,455.00
<u>TERM</u>	60 days after notice to proceed
<u>PERFORMANCE BOND</u>	100% of Full Contract Amount
<u>FUND SOURCE</u>	MCCBL 2008 ITEM 010 (Statewide Facilities Renewal Funds)

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE**ITEM** 8-LT

DEPARTMENT OF HUMAN RESOURCES Allegany County
(Allegany County Department of Social Services)

Landlord S&N Realty LLC.
1 East Gregory Island
South Hamilton, MA 01982

Property Location 1 Frederick Street
Cumberland, MD 21502

<u>Space Type</u>	Office	<u>Lease Type</u>	Renew	<u>Square Feet</u>	39,490
<u>Duration</u>	10 years	<u>Effective</u>	December 1, 2009		
<u>Annual Rent</u>	\$612,095.00 (Avg.)	<u>Square Foot Rate</u>		\$15.50 (Avg.)	
		<u>Eff. Square Foot Rate</u>		\$17.50 (Avg.)	
		<u>Prev. Sq. Ft. Rate</u>		\$15.74	
		<u>Prev. Eff. Sq. Ft. Rate</u>		\$15.74	

Utilities Responsibility Tenant
Custodial Responsibility Landlord

Previous Board Action(s) 01/01/1997 - 15-L; 03/18/1998 - 17-L; 01/26/2000 – 17-L

<u>Fund Source</u>	<u>General 40%</u>	<u>Federal 60%</u>	<u>Total 100%</u>
N00G0002 7B01 1351 G0010	\$ 53,864.00	\$ 80,796.00	\$134,660.00
N00G0003 7C01 1351 G3010	\$ 93,038.00	\$139,558.00	\$232,596.00
N00G0004 7D01 1351 G4100	\$ 19,587.00	\$ 29,381.00	\$ 48,968.00
N00G0005 7E01 1351 G5000	\$ 46,519.00	\$ 69,779.00	\$116,298.00
N00G0006 7F01 1351 G6010	\$ 31,829.00	\$ 47,744.00	\$ 79,573.00
Total	\$244,837.00	\$367,258.00	\$612,095.00

History/Administrative Review

An administrative review of the lease file for this location revealed that the agency has continually occupied the leased space since April 1, 1998. The contractual six month lease holdover period expired on September 30, 2008. Now, therefore, the Board is requested to retroactively approve the leasing of this space for the 14 month period from October 1, 2008 to November 30, 2009 pursuant to the State Finance and Procurement Article 11-204 9c).

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 8-LT (Cont.)

Special Conditions

1. The lease contains escalations/de-escalations for parking, janitorial and real estate taxes.
2. The lease contains one (1) option renewal for a term of five (5) years.
3. The lease incorporates seventy-eight (78) parking spaces at a cost of \$55.00 per space per month. The Landlord shall pay \$25.00 per space per month for all parking spaces. This parking is in compliance with the 1:2 parking ratio established for this area.
4. The rental rate will be \$15.00 for years 1 thru 5 and \$16.00 for years 6 thru 10 per net usable square foot.

Remarks

1. The space has been used since April 1, 1998 as the Allegany County Department of Social Services full service office providing such functions as adult care, child support enforcement and income maintenance services.
2. The lease contains a termination for convenience clause.
3. Negotiations by the Landlord commenced at \$18.00 per nuf full service. The final 10 year average rate of \$15.50 plus the cost of utility expense estimated to cost \$2.00 per nuf, or \$17.50 effective average, will result in the cost reduction of \$0.50 per nuf over the 10 year term – a \$197,450.00 rental cost avoidance.
4. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.02.05.05. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE**ITEM** 9-LT**DEPARTMENT OF ASSESSMENTS AND TAXATION**

Talbot County

Landlord JWH Properties, LLC.
P.O. Box 1475
Easton, MD 21601

Property Location 29466 Pintail Drive, Suite 11 & 12
Easton, MD 21601

<u>Space Type</u>	Office	<u>Lease Type</u>	New	<u>Square Feet</u>	2,400
<u>Duration</u>	10 Years	<u>Effective Date</u>	January 1, 2010		
<u>Annual Rent</u>	\$46,200.00 Average	<u>Square Foot Rate</u>	\$19.25 Average		
		<u>Effective Rate</u>	\$22.25 Average		
<u>Utilities Responsibility</u>	Tenant				
<u>Custodial Responsibility</u>	Tenant				
<u>Previous Board Action(s)</u>	N/A				

Special Conditions

1. The lease contains escalations/de-escalations for real estate taxes.
2. The lease contains an option to renew for five (5) years.
3. After several months of negotiations, the DGS Office of Real Estate was able secure a rental rate of \$18.00 per net usable square foot for years 1-5 and \$20.50 per net usable square foot for years 6-10 resulting in an average rental rate of \$19.25 per net usable square foot over the ten (10) year term.
4. During the initial and any renewal term of this Lease, the Landlord shall provide Tenant twelve (12) use-in-common parking spaces free of charge.

Remarks

1. This space will be used to assist homeowners in Talbot County with real property tax assessments and the assessment appeal process, as well as to assess all real property accounts within Talbot County.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 9-LT (Cont.)

2. Talbot County recently purchased the agency's current location and has asked the agency to relocate.
3. The lease contains a termination for convenience clause.
4. In accordance with the State Finance and Procurement Article, Section(s) 13-105 and 4-318, this space is exempt from publicly advertising. The Department of General Services, in conjunction with the using Agency, recommends the approval of this Item.

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 10-CGL

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

Board of Directors of the Cecil County Fair, Inc. (Cecil County)

4-H Animal Display Barn

“For the acquisition, planning, design, and capital equipping of an animal display barn, located in Elkton.”

\$250,000.00

*Maryland Consolidated Capital Bond Loan of 2008 (LHI - Chapter 336, Acts of 2008)
DGS Item G150, (SL-036-080-038)*

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2010. The Board of Directors of the Cecil County Fair, Inc. has submitted evidence in the form of canceled checks and invoices that it has \$5,485.00 in eligible expenditures, documentation of \$25,555.00 in-kind contributions, and documentation that it has \$218,960.00 in a financial institution to meet the matching fund requirement for this project.

BACKGROUND

Total Project	\$500,000.00
08-G150 (This Action)	\$250,000.00
Local Cost	\$250,000.00

REMARKS

- (1) The grant agreement has been modified to reflect the Department of Natural Resources as beneficiary throughout the document.
- (2) This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- (3) 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.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 10-CGL (Cont.)

(4) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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 11-CGL

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

*Board of Directors of the American Visionary Art Museum, Inc.
(Baltimore City)*

American Visionary Art Museum

“For the acquisition, repair, renovation, and capital equipping of the American Visionary Art Museum, located in Baltimore City.”

\$150,000.00

*Maryland Consolidated Capital Bond Loan of 2009 (LHI - Chapter 485, Acts of 2009)
DGS Item G047, SL-008-090-038*

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2011. The Board of Directors of the American Visionary Art Museum, Inc. has submitted evidence in the form of canceled checks and invoices that it has \$180,775.00 in eligible expenditures to meet the matching fund requirement for this project.

<u>BACKGROUND</u>	Total Project	\$314,000.00
	09-G047 (This Action)	\$150,000.00
	Local Cost	\$164,000.00

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) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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 12-CGL

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

*Board of Directors of the Belair Bath and Tennis Club, Inc.
(Prince George’s County)*

Belair Bath and Tennis Club Capital Improvements

“For the construction, repair, renovation, and capital equipping, renovation, and reconstruction of the Belair Bath and Tennis Club, located in Bowie.”

\$20,000.00

*Maryland Consolidated Capital Bond Loan of 2008 (LSI, Chapter 336, Acts of 2008)
DGS Item G110, (SL-038-080-038)*

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2010. The Board of Directors of the Belair Bath and Tennis Club, Inc. has submitted documentation that it has \$34,910.45 in financial institutions to meet their matching fund requirement.

<u>BACKGROUND</u>	Total Project	\$70,000.00
	08-G110 (This Action)	\$20,000.00
	Local Cost	\$50,000.00

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) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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 13-CGL

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

*Board of Trustees of the Citizens Care and Rehabilitation Center Foundation, Inc.
(Harford County)*

The Citizens Care and Rehabilitation Center

*“For the construction, repair, and renovation of the fire sprinkler system, located in
Havre de Grace.”*

\$200,000.00

*Maryland Consolidated Capital Bond Loan of 2009 (LHI - Chapter 485, Acts of 2009)
DGS Item G061, SL-001-060-038*

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2011. The Board of Trustees of the Citizens Care and Rehabilitation Center Foundation, Inc. has submitted evidence in the form of canceled checks and invoices that it has \$230,982.00 in eligible expenditures to meet the matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse the Board of Trustees of the Citizens Care and Rehabilitation Center Foundation, Inc. \$30,982.00 for eligible expenditures.

<u>BACKGROUND</u>	Total Project	\$3,761,000.00
	09-G061 (This Action)	\$ 200,000.00
	06-G068 (Prior Action)	\$ 100,000.00
	06-G199 (FY 2007) (Prior Action)	\$ 500,000.00
	Local Cost	\$2,961,000.00

Prior Actions: 05/23/07 Agenda, Item 30-CGL & 10/18/06 Agenda, Item 17-CGL

REMARKS

(1) This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 13-CGL (Cont.)

(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) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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 14-CGL

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

*Board of Trustees of the Garrett-Jacobs Mansion Endowment Fund, Inc.
(Baltimore City)*

Garrett-Jacobs Mansion

*“For the design, repair, renovation, and reconstruction the Garrett-Jacobs Mansion,
located in Baltimore City.”*

\$150,000.00

*Maryland Consolidated Capital Bond Loan of 2009 (LHI - Chapter 485, Acts of 2009)
DGS Item G049*

\$50,000.00

*Maryland Consolidated Capital Bond Loan of 2009 (LSI - Chapter 485, Acts of 2009)
DGS Item G096, (SL-009-090-038)*

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2011. The Board of Trustees of the Garrett-Jacobs Mansion Endowment Fund, Inc. has submitted documentation that it has funds available through a \$250,000.00 line of credit with M&T Bank to meet the matching fund requirement for this project.

BACKGROUND

Total Project	\$1,650,000.00
09-G049 (This Action)	\$ 150,000.00
09-G096 (This Action)	\$ 50,000.00
Local Cost	\$1,450,000.00

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.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 14-CGL (Cont.)

(3) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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 15-CGL

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

*Board of Directors of the Girl Scouts of Central Maryland, Inc.
(Baltimore City)*

Girl Scout Urban Program and Training Center

“For the acquisition and renovation of the Girl Scout Urban Training Center, located in Baltimore City.”

\$100,000.00

*Maryland Consolidated Capital Bond Loan of 2009 (LHI, Chapter 485, Acts of 2009)
DGS Item G050*

\$50,000.00

*Maryland Consolidated Capital Bond Loan of 2009 (LSI, Chapter 485, Acts of 2009)
DGS Item G097, (SL-013-080-038)*

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2011. The Board of Directors of the Girl Scouts of Central Maryland, Inc. has submitted documentation of \$700,000.00 of eligible expenditures for the purchase of property located at 4804 Seton Drive in Baltimore to meet their matching fund requirement. The Department of General Services has reviewed the appraisal for the property and has approved the value of \$775,000.00. The grantee has utilized \$200,000.00 for their 2008 grant and with the 2009 grants, the grantee has utilized a total of \$350,000.00 of eligible expenditures.

Board of Public Works approval is also requested to reimburse the Board of Directors of the Girl Scouts of Central Maryland, Inc. \$150,000.00 for eligible expenditures.

BACKGROUND

Total Project	\$1,635,000.00
09-G050 (This Action)	\$ 100,000.00
09-G097 (This Action)	\$ 50,000.00
08-G036 (Prior Action)	\$ 200,000.00
Local Cost	\$1,285,000.00

Prior Action: 12/17/08 Agenda, Item 16-CGL

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 15-CGL (Cont.)

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) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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 16-CGL

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

*County Executive and County Council of Anne Arundel County
(Anne Arundel County)*

Historic London Town Visitors Center and Museum

“For the planning, design, construction, and capital equipping of a visitors center and museum, including exhibits, display cases, and related lighting, located at Historic London Town and Gardens at 839 Londontown Road in Edgewater, Maryland.”

\$200,000.00

*Anne Arundel County - Historical London Town Visitors Center & Museum Loan of 2001 (Chapter 432, Acts of 2001 and as amended by Chapter 219, Acts of 2008 and further amended by Chapter 707, Acts of 2009)
DGS Item 000, SL-048-961-038*

MATCHING FUND 04/30/2003 Agenda, Item 9-CGL

<u>BACKGROUND</u>	Total Project	\$832,000.00
	01-000 (This Action)	\$200,000.00
	96-000 (Prior Action)	\$200,000.00
	Local Cost	\$432,000.00

Prior Actions: 11/12/03 Agenda, Item 18-CGL; 01/19/05 Agenda, Item 13-CGL; 09/21/05 Agenda, Item 46-CGL; and 05/17/06 Agenda, Item 35-CGL

REMARKS

- (1) Item 15. Indemnification of the grant agreement was modified to add the following:
“To the extent permitted by law and without waiving any defenses, immunities, or the provisions of the Maryland Local Government Tort Claims Act.”
- (2) This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- (3) 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.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 16-CGL (Cont.)

(4) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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 17-CGL

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

*Board of Directors of the Jubilee Association of Maryland, Inc. (Montgomery County)
Jubilee Association of Maryland*

“For the planning, design, construction, repair, renovation and capital equipping of additional space, and the installation of new fire and smoke detection systems at the Jubilee Community Service Center, located in Kensington”

\$75,000.00

*Maryland Consolidated Capital Bond Loan of 2006 (Chapter 46, Acts of 2006)
DGS Item G077*

\$75,000.00

*Maryland Consolidated Capital Bond Loan of 2006 (Chapter 46, Acts of 2006)
DGS Item G156, SL-076-060-038*

MATCHING FUND 4/2/08 Agenda, Item 11-CGL E., F.

BACKGROUND

Total Project	\$306,660.00
06-G077 (This Action)	\$ 75,000.00
06-G156 (This Action)	\$ 75,000.00
Local Cost	\$156,660.00

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) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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 18-CGL

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

Board of Governors of the National Aquarium in Baltimore, Inc. (Baltimore City)

National Aquarium in Baltimore

\$1,000,000.00

“To assist in the acquisition, design, construction, and equipping of the Center for Aquatic Life and Conservation.”

Capital Appropriation (Fiscal Year 2007) - (Chapter 216, Acts of 2006) DGS Item G200

\$1,500,000.00

“To assist in infrastructure improvements.”

Maryland Consolidated Capital Bond Loan of 2006 (Chapter 46, Acts of 2006; Amended by Chapter 485, Acts of 2009)

DGS Item G010, SL-078-060-038

MATCHING FUND 2/13/08 Agenda, Items 12-CGL H., I.

<u>BACKGROUND</u>	Total Project	\$53,400,000.00
	06-G200 (This Action)	\$ 1,000,000.00
	06-G010 (This Action)	\$ 1,500,000.00
	Local Cost	\$50,900,000.00

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) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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 19-CGL

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

Board of Directors of Northwest Center, Inc. (Baltimore County)
Northwest Hospital Center
“For the planning, design, renovation, construction, repair, reconstruction, and capital equipping of the Center for Breast Care and Bone Health, at Northwest Hospital Center, located in Randallstown.”
\$400,000.00 - encumber \$400,000.00
Maryland Consolidated Capital Bond Loan of 2006 (MHA, Chapter 046, Acts of 2006)
DGS Item G192, SL-077-060-038

MATCHING FUND 08-22-07 Agenda, Item 17-CGL F.

<u>BACKGROUND</u>	Total Project	\$3,200,000.00
	06-G192 (This Action)	\$ 400,000.00
	Local Cost	\$2,800,000.00

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) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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 20-CGL

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

*Board of Directors of Sinai Hospital of Baltimore, Inc.
(Baltimore City)*

Sinai Hospital of Baltimore - Maternity Care

“For the planning, design, renovation, expansion, repair, construction and capital equipping of the prenatal and postpartum rooms and associated support space in an existing building, located in Baltimore City.”

\$320,000.00

*Maryland Consolidated Capital Bond Loan of 2008 (MHA - Chapter 336, Acts of 2008)
DGS Item G202, SL-037-080-038*

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2010. The Board of Directors of Sinai Hospital of Baltimore, Inc. has submitted documentation that is has in excess of \$320,000.00 in a financial institution to meet the matching fund requirement for this project.

<u>BACKGROUND</u>	Total Project	\$2,245,000.00
	08-G202 (This Action)	\$ 320,000.00
	Local Cost	\$1,925,000.00

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) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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 21-CGL

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

*Board of Directors of Sinai Hospital of Baltimore, Inc.
(Baltimore City)*

Sinai Hospital of Baltimore - Post Anesthesia Care Unit

“To assist in the design, construction, renovation, and expansion of the Post-Anesthesia Care Unit at Sinai Hospital.”

\$260,000.00

*Maryland Consolidated Capital Bond Loan of 2009 (MHA - Chapter 485, Acts of 2009)
DGS Item G024, SL-011-090-038*

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2011. The Board of Directors of Sinai Hospital of Baltimore, Inc. has submitted documentation that is has in excess of \$260,000.00 in a financial institution to meet the matching fund requirement for this project.

<u>BACKGROUND</u>	Total Project	\$5,406,000.00
	08-G202 (This Action)	\$ 260,000.00
	Local Cost	\$5,146,000.00

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) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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 22-CGL

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

*Board of Directors of Sinai Hospital of Baltimore, Inc.
(Baltimore City)*

Sinai Hospital - Samuelson Children's Hospital

"For the design, construction, renovation, and improvements to the Samuelson Children's Hospital at the Sinai Hospital of Baltimore."

\$2,500,000.00

*Maryland Consolidated Capital Bond Loan of 2009 (Chapter 485, Acts of 2009)
DGS Item G017, SL-010-090-038*

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2011. The Board of Directors of Sinai Hospital of Baltimore, Inc. has submitted documentation that is has in excess of \$2,500,000.00 in a financial institution to meet the matching fund requirement for this project.

<u>BACKGROUND</u>	Total Project	\$27,840,000.00
	09-G017 (This Action)	\$ 2,500,000.00
	Local Cost	\$25,340,000.00

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) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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 23-CGL

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

NAME OF GRANTEE/BORROWER

Family Services Foundation, Inc.
5301 76th Avenue
Landover Hills, MD 20784

PROJECT NO. AND TITLE

MHA-CB-25202-01 Family Service
Foundation – Acquisition of 6915 Decatur
Place - Hyattsville, MD 20784

DESCRIPTION

Board of Public Works approval is requested for a state grant of \$150,712.00 to assist Family Services Foundation, Inc. (FSF), a nonprofit organization, in the cost of acquiring a split-level, single-family home at 6915 Decatur Place, Hyattsville, MD 20784. FSF has a contract of sale to purchase this property for \$200,000.00 in fee simple. This three-bedroom home will provide housing for three psychiatrically disabled individuals. Two appraisals were obtained for this property; both have been reviewed by the Department of General Services. The appraisals are as follows:

Linda Lamb - \$205,000.00
Edward Peters - \$205,000.00

Based on these appraisals, the Department of General Services approved the fair market value of the real estate at \$205,000.00 in fee.

Eligible project costs are \$200,950.00. This includes \$200,000.00 for acquisition and \$950.00 for appraisals. These costs will be funded as follows:

FUND SOURCES

\$ 50,238.00 (25%) - Applicant's Share
Mortgage
\$150,712.00 (75%) - State's Share
MCCBL 2008, (Community
Health Facilities Funds)

REMARKS

Since its inception in 1936, FSF has been providing a wide array of human services throughout the state of Maryland. Currently, FSF provides day and residential services to clients with severe and persistent mental illness, and day and residential habilitation programs for individuals with developmental disabilities.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 23-CGL (Cont.)

This house will be used to provide a home for three individuals in a residential rehabilitation program who are ready and able to transition to more independent, supported housing.

In accordance with Section 24-606(d), Health-General Article, *Annotated Code of Maryland*, 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 Prince George's 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.

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 24-CGL

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

NAME OF GRANTEE/BORROWER

Humanim, Inc.
6355 Woodside Court
Columbia, MD 21046

PROJECT NO. AND TITLE

Project No. MHA-CB-22807-01;
Humanim - Acquisition of 6587 Dovecote
Drive, Columbia, MD 21044

DESCRIPTION

Board of Public Works approval is requested for a State grant of \$225,000.00 to B B Homes, Inc., a nonprofit organization, for the cost of acquiring a one-story single family detached residence with a full (finished basement) at 6587 Dovecote Drive, Columbia, Maryland 21044. Humanim has been leasing this home since November 2007 and has an option contract to purchase the property for \$360,000.00. The home is used to provide housing for three young adults (ages 18-25) diagnosed with a serious and persistent mental illness. Two appraisals were obtained for the property, both of which have been reviewed by the Department of General Services. The appraisals are as follows:

Brian D. McGraw - \$325,000.00

Laura G. Lamb - \$300,000.00

Based on these appraisals, the Department of General Services approved the fair market value of the real estate at \$300,000.00.

AMOUNT

\$300,000.00

FUND SOURCE

\$ 75,000.00 (25%) Applicant's Share:
(Howard County HOME
Funds)
\$225,000.00 (75%) State's Share
(MCCBL 2008,
Community Health
Facilities Funds)

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 25-CGL

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

NAME OF GRANTEE/BORROWER

Ardmore Enterprises, Inc.
3010 Lottsford Vista Road
Mitchellville, MD 20721

PROJECT NO. AND TITLE

Project No. DDA-CB-01503-01;
Ardmore – Addition to 3010 Lottsford Vista
Road Building

DESCRIPTION

Board of Public Works approval is requested for a State grant of \$1,350,000.00 to assist Ardmore Enterprises, Inc., a nonprofit organization, in the cost of constructing a single-story 6,350-square-foot addition to its existing building at 3010 Lottsford Vista Road in Mitchellville, MD. The addition will house administrative and support services that are currently housed in an outdated trailer. Ardmore currently provides services to approximately 223 individuals with developmental disabilities

Approval is also requested for the expenditure of capital funds for the constructions of a 6,350-square-foot addition, related site work, and limited improvements to the existing building.

PROCUREMENT METHOD

Competitive Bidding

BIDDERS

AMOUNT

Whiting-Turner Contracting Co., Baltimore, MD	\$255,568.00
Hostetter Construction Corporation, Hanover, PA	\$287,445.00
Henry H. Lewis Contractors, Owings, Mills, MD	\$294,159.00
Turner Construction Co., Baltimore, MD	\$319,901.00
Morgan-Keller Construction, Inc. Frederick, MD	\$327,852.00

AWARD

Whiting-Turner Contracting Co.
Baltimore, MD

AMOUNT

\$1,920,000.00 (Guaranteed Maximum Price)

