

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

March 10, 2010

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

**CONSTRUCTION CONTRACT MODIFICATION**

**ITEM**            1-C-MOD

**DEPARTMENT OF GENERAL SERVICES**

2100 Guilford Ave.  
Baltimore, MD

**CONTRACT NO. AND TITLE**

Project No. BB-621-003-001;  
Phase I Addition to State Office-Building  
No. 3  
ADPICS NO: COB81551 <\$49,035.00>  
COB83236 <\$45,982.78>

**ORIGINAL CONTRACT APPROVED**

9/20/2006 DGS/BPW Agenda, Item 31-C

**CONTRACTOR**

Tech Contracting Co., Inc.  
Baltimore, MD

**CONTRACT DESCRIPTION**

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.

**MODIFICATION DESCRIPTION**

Two separate change orders were processed on this project and reported on the agency PAAR report, since these modifications total a credit to the State in the amount of \$95,017.78 and were issued close in time (Within one week). DGS is bringing these items to the Board for retro-active approval.

**TERM OF ORIGINAL CONTRACT**

3 Years from notice to proceed  
(Both phases)

**TERM OF MODIFICATION**

N/A

**AMOUNT OF ORIGINAL CONTRACT**

\$4,545,707.10

**AMOUNT OF MODIFICATION**

<\$95,017.78>

**PRIOR MODIFICATIONS/OPTIONS**

\$270,290.48

**REVISED TOTAL CONTRACT AMOUNT**

\$4,720,979.80

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

**CONSTRUCTION CONTRACT MODIFICATION**

**ITEM**            1-C-MOD (Cont.)

**PERCENT +/- (THIS MODIFICATION)**            <.02%>

**OVERALL PERCENT**            .04%

**ORIGINAL PROCUREMENT METHOD**            Competitive Sealed Bidding

**ORIGINAL MBE PARTICIPATION**            29.9%

**REMARKS**            DGS and the Contractor agreed to the credit to the State to cover reconciliation of change orders, project delays due to design errors and omissions. Substantial completion of the project occurred on September 12, 2009. DGS and the contractor accepted this dollar credit and agrees this negotiated amount closes the project.

Retroactive approval requested pursuant to 11-204(c) State Finance & Procurement Article.

**FUND SOURCE**            MCCBL 2004/Item 004 (Funding to construct and provide equipment for the State Office Building #3 at 2100 Guilford Ave.)

**RESIDENT BUSINESS**            Yes

**MD TAX CLEARANCE**            10-3643-1111

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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**

**A/E SERVICE CONTRACT**

**ITEM**            2-AE

**DEPARTMENT OF HEALTH & MENTAL HYGIENE**

Deer's Head Hospital Center,  
Salisbury, MD  
Wicomico County

**CONTRACT NO. AND TITLE**

Project No. H-453-100-001;  
New Kidney Dialysis Addition and  
Renovate Unit 1 North, Deer's Head  
Hospital Center.  
ADPICS NO. 001B0400520

**DESCRIPTION**

This project will provide design and construction administration services for a new kidney dialysis addition and renovation of a 7,128 gsf portion of Unit 1 North at Deer's Head Hospital Center. The Kidney Dialysis Unit addition will house the relocated and expanded dialysis unit along with an ancillary nurse's station, reverse osmosis water treatment, and medication areas. The 7,128 gsf portion of Unit 1 North will be reconfigured to house peritoneal dialysis along with the Kidney Dialysis Unit support facilities. The scope of work also includes site work consisting of two (2) oversized ADA compliant covered ramps, sidewalks, lighting, and landscaping.

**PROCUREMENT METHOD**

Maryland Architectural and Engineering Services Act

**BIDS OR PROPOSALS**

Wilmot Sanz, Inc. Gaithersburg, MD  
Hord Coplan Macht, Inc. Baltimore, MD  
Louviere, Stratton & Yokel, LLC.  
Silver Spring, MD  
WBCM, LLC. Baltimore, MD  
CR Goodman Associates, LLC. -  
Annapolis, MD  
w/ATI, Inc. - Columbia, MD (JV)  
Cochran, Stephenson & Donkervoet, Inc.  
Baltimore, MD  
LSC Design, Inc. York, PA

**Qualification/  
Technical Scores**

91%/182.4  
85%/170.9  
84%/168.9  
  
82%/163.6  
80%/160.8  
  
79%/158.6  
  
66%/131.7

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

**A/E SERVICE CONTRACT**

**ITEM**            2-AE (Cont.)

**AWARD**    Wilmot Sanz, Inc.  
Gaithersburg, MD

**AMOUNT**    \$599,047.57

**TERM**    36 months

**MBE PARTICIPATION**    28.26%

**PERFORMANCE BOND**    None

**REMARKS**    This solicitation was advertised on eMaryland Marketplace and the DGS website. The estimated construction cost is \$5,534,571.00.

Two (2) of the seven (7) firms that submitted technical proposals met the minimum qualifying score of 85%. The Secretary of the Department of General Services determined that a Second Phase Review Panel evaluation was not required. At the September 1, 2009 meeting, the General Professional Services Selection Board approved the Qualification Committee's recommendation of the ranking of the firms and authorized negotiations with the #1 ranked firm of Wilmot Sanz, Inc.

At the February 2, 2010 meeting of the General Board, the chairman of the Negotiation Committee certified that the negotiations were conducted in accordance with the regulations governing the Negotiation Committee, that the price proposal was based upon the scope of services outlined in the project program and the Department of General Services' procedures for providing architectural/engineering services, and that the negotiated price proposal was fair, competitive, and reasonable.

The negotiated price proposal and the scope of services represented by the price proposal were reviewed by the General Board and approved as required by Title 13-308 of the State Finance and Procurement Article, Annotated Code of Maryland.

Approval is requested for all six phases; however, the initial award will be for phases one through four only. The remaining phases are anticipated for award when the funding for construction is approved in the FY2012 budget. Of the total fee amount, 93% will go to firms located in the State of Maryland.

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

**A/E SERVICE CONTRACT**

**ITEM**           2-AE (Cont.)

**FUND SOURCE**

MCCBL2009/ Item 020 \$446,436.50  
(Provide funds to design a new kidney dialysis unit and alter the existing kidney dialysis unit for administrative purposes at the Deer's Head Center)

**RESIDENT BUSINESS**

Yes

**TAX COMPLIANCE NO.**

10-3468-0111

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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** 3-M**DEPARTMENT OF NATURAL RESOURCES** Herrington Manor State Park  
Garrett County, MD**CONTRACT NO. AND TITLE** Project No. P-003-072-110  
Stabilize Cabins Phase II  
ADPICS NO: 001B0400511**DESCRIPTION** This is Phase II of II. This project requires the contractor to provide all materials, equipment, supplies, etc., to renovate the interior and exterior of 10 of the 20 cabins at Herrington Manor State Park, in Garrett County. The renovation includes corn cob blasting to remove the existing stain/paint, in an environmentally safe manor, 17 new doors, 120 windows, 19 screen doors, 27 smoke detectors and 3,428sf of new wood laminate flooring. Base Price includes all Unit Prices.**PROCUREMENT METHOD** Competitive Sealed Bidding

<b><u>BIDS OR PROPOSALS</u></b>	<b><u>AMOUNT</u></b>
Modern Construction Services, Inc., Street, MD	\$268,602.60
Sunrise Management, Inc., Grantsville, MD	\$286,830.00
J.M. Kudrick & Sons Gen. Cont., Cumberland, MD	\$290,709.75

**AWARD** Modern Construction Services, Inc.  
Street, MD**AMOUNT** \$268,602.60**TERM** 180 Calendar Days**MBE PARTICIPATION** 20%**PERFORMANCE BOND** 100%

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

**MAINTENANCE CONTRACT**

**ITEM**            3-M (Cont.)

**REMARKS**

This solicitation was advertised and bid on eMaryland Marketplace (eMM). Notice of Availability was also posted on the DGS Bid Board. The project estimate was \$385,157.00. This project was included on the FY-07 POS maintenance program, and was in the priority schedule within the budgeted funding. DNR prepared the specifications and nine vendors attended the pre-bid. Three vendors bid on the project with all vendors under the project estimate. The recommended vendor was evaluated and confirmed his bid. The recommended contractor is a DGS certified small business.

Herrington Manor was designated as a state park in 1964, and encompasses 365 acres. The park offers swimming, boating in rowboats, canoes and paddle boats, picnicking, hiking, tennis, volleyball and 20 furnished log cabins for rental use year round. Interpretive programs are scheduled during the summer; and popular special events such as maple syrup demonstrations and apple butter making are held in the spring and fall of the year.

**FUND SOURCE**

\$ 67,474.42 POS 07 Item 401  
\$100,000.00 POS 08 Item 417  
\$101,128.18 MCCBL 2009/ Item 018  
(Critical Maintenance Program- Provide funds to Construct capital improvements such as planned maintenance and repair projects at public use facilities on State-owned property-statewide.)

**RESIDENT BUSINESS**

Yes

**TAX COMPLIANCE NO.**

10-3432-0111

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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**           4-M

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

Eastern Shore Hospital Center (ESHC)  
Cambridge, MD

**CONTRACT NO. AND TITLE**

ER-000-100-001;  
Patient Environmental Improvements  
ADPICS NO. 001B0400504

**DESCRIPTION**

Approval is requested for a contract to replace the existing doors, hinges and locksets, shower and toilet fixtures and grab bars with anti-ligature devices and cover the exposed piping in the patient accessible areas throughout the Eastern Shore Hospital Center in Cambridge, Dorchester County.

**PROCUREMENT METHOD**

Competitive Sealed Bidding

**BIDS OR PROPOSALS**

**AMOUNT**

Harper & Sons, Inc. Easton, MD	\$271,900.00
Towson Mechanical, Inc. Timonium, MD.	\$293,800.00
Baltimore Contractors, Inc. Baltimore, MD	\$324,788.00
Wilfre Company Incorporated Hebron, MD	\$358,000.00
Joseph M. Zimmer, Inc. Salisbury, MD	\$364,875.00
Gillis Gilkerson, Inc. Salisbury, MD	\$382,700.00
Delaware Cornerstone Builders, Inc. Landover, MD	\$389,000.00
Richard Beavers Construction Inc. Easton, MD	\$394,225.00
Tay Construction Services Lanham, MD	\$420,000.00
Brawner Builders, Inc. Hunt Valley, MD	\$427,969.00
Sens Mechanical Inc. Berlin, MD	\$466,188.00

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

**MAINTENANCE CONTRACT**

**ITEM**           4-M (Cont.)

**AWARD**                                   Harper & Sons, Inc.  
Easton, MD

**TERM**                                     210 Days from Notice to Proceed

**AMOUNT**                                 \$271,900.00

**MBE PARTICIPATION**                 31 %

**PERFORMANCE BOND**                 100 %

**REMARKS**                                 This solicitation was advertised and bid on eMarylandplace and notice of availability was also posted on the DGS Bid Board.

In a continuing effort to improve the patient environment in its facilities throughout the state, the Department of Health and Mental Hygiene has designed a number of changes to those areas serving it's patient population which when installed will significantly reduce places which a patient could utilize as a ligature point in an attempt to harm themselves.

The replacement of the existing doors, hinges and locksets, shower and toilet fixtures and grab bars with anti-ligature devices and covering the exposed piping in the patient accessible areas will ensure a patient could not utilize the newly installed items to harm themselves.

The recommended contractor, Harper & Sons, Inc., has been found to be responsive and responsible. Harper & Sons, Inc. exceeded the MBE goal of 25% and has committed to providing 31 % MBE subcontractor participation in this project. The recommended awardee is a DGS Certified Small Business.

**FUND SOURCE**                                 MCCBL 2009/Item 023 (Provide funds to construct Patient Safety Improvements at Psychiatric Hospitals and Treatment Centers)

**RESIDENT BUSINESS**                         Yes

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

**MAINTENANCE CONTRACT**

**ITEM**         4-M (Cont.)

**TAX COMPLIANCE NO.**                                 10-3416-1111

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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 MODIFICATION**

<b><u>ITEM</u></b>	5-M-MOD (Cont.)
<b><u>PERCENT +/- (THIS MODIFICATION)</u></b>	3.48%
<b><u>OVERALL PERCENT</u></b>	5.44%
<b><u>ORIGINAL PROCUREMENT METHOD</u></b>	Emergency/Competitive Sealed Bids
<b><u>ORIGINAL MBE PARTICIPATION</u></b>	100%

**REMARKS** The modification is necessary due to a permit modification necessitated by the presence of bedrock in the upstream stream channel and bank. Also, a credit is issued to the contract because the river by pass as shown on the modified drawings, eliminated the need for two (2) 120” culvert pipes upstream of the dam.

The Board was notified by letter dated January 26, 2010 of the Change Order to incorporate permit revisions, affecting the temporary stream diversion which was recently approved by the Maryland Department of the Environment (MDE) and the US Army Corps of Engineers and to overcome saturated site conditions by replacing earthen fill with stone fill at select locations.

These modifications are aimed at overcoming existing site conditions in an effort to adhere to the scheduled completion of in-stream activities by March 1, 2010, in compliance with the Consent Order issued by the Water Management Administration of MDE.

<b><u>FUND SOURCE</u></b>	POS 2008/ Item; 434
<b><u>RESIDENT BUSINESS</u></b>	Yes
<b><u>MD TAX CLEARANCE</u></b>	10-3642-0111

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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 MODIFICATION**

**ITEM**           6-M-MOD

**DEPARTMENT OF GENERAL SERVICES**

Maryland State House  
Annapolis, MD

**CONTRACT NO. AND TITLE**

Project No. BA-491-020-701;  
Remove/Replace Electrical Rag Wire at the  
Maryland State House  
ADPICS NO. COB96428

**ORIGINAL CONTRACT APPROVED**

7/22/2009, DGS/BPW Item 6-M

**CONTRACTOR**

NV Enterprises Inc.  
Reston, VA

**CONTRACT DESCRIPTION**

Contract approval to remove/replace  
electrical rag wire at the Maryland State House located in Annapolis, Maryland.

**MODIFICATION DESCRIPTION**

Change Order No. 5 for a credit to the  
contract for the Unit Cost in the Base Contract, Section 12.d for plaster routing and refinishing of  
plaster walls for <\$174,057.20> and for additional loads to the generator at a cost of \$59,391.00  
resulting in a net credit of \$114,666.20 to the State.

**TERM OF ORIGINAL CONTRACT**

120 Calendar Days

**AMOUNT OF ORIGINAL CONTRACT**

\$577,551.48

**AMOUNT OF MODIFICATION**

<\$114,666.20>

**PRIOR MODIFICATIONS/OPTIONS**

\$8,892.00

**REVISED TOTAL CONTRACT AMOUNT**

\$471,777.28

**PERCENT +/- (THIS MODIFICATION)**

<19.85%>

**OVERALL PERCENT**

<21.21%>

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

**MAINTENANCE CONTRACT MODIFICATION**

**ITEM**           6-M-MOD (Cont.)

**ORIGINAL PROCUREMENT METHOD**           Exempt-Renovation of Historic Structures  
State Finance and Procurement Article 11-  
201 (a) (1) (xvii)

**ORIGINAL MBE PARTICIPATION**           100%

**REMARKS**   The above credit is being issued to the contract for unused portion of Unit Price Item that was included in contract documents but not needed and the additions funds are for the necessary work that is need to remedy a potential hazardous situation.

There is inadequate lighting in several offices of the State House, making it very difficult and dangerous to exit these areas if utility power is lost in the building. Furthermore, a number of the panels providing power to these areas of the building are in very poor condition and should be replaced to reduce the possibility of a significant electrical failure in the future. Finally, two of the sump pumps in the basement need to be moved to generator power to ensure pumping capability is maintained during a loss of utility power. The contract time will be unchanged

**FUND SOURCE**   MCCBL 2004 Item 00 (Provide funds for the State Capital Facilities Renewal Program)

**RESIDENT BUSINESS**   No

**MD TAX CLEARANCE**   10-3645-0000

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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**            7-GM

**REFERENCE**

Cancel Bond Spending Authority

**DESCRIPTION**

Board of Public Works approval is requested to cancel the following General Obligation Bond authorization in the amount of \$5,039,441.00 and, at the same time, reduce the State’s spending authority as shown for the following capital project in accordance with Section 8-128, State Finance and Procurement Article, Maryland Code. The Department of General Services, the Department of Natural Resources, the Office of the Comptroller and the Department of Budget Management have reviewed this request and concur.

**MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2009**

**DEPARTMENT OF NATURAL RESOURCES**

016    Program Open Space – Land Acquisition    \$5,039,441.00

Funding for this project was obtained through a U.S. Department of Transportation FHA Grant and the funding from general obligation bonds is no longer required.

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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**         8-GM

**REFERENCE**                             Department of Natural Resources (DNR)  
Fair Hill NRMA  
Cecil County  
P-043-091-010

**DESCRIPTION**  
Approval is requested to encumber POS funds in the amount of \$90,000.00 to pay an invoice issued by Delmarva Power for the installation of new electric lines on Kennel Road at Fair Hill NRMA.

**AMOUNT**                                     \$90,000.00

**FUND SOURCE**                             Item 440 POS 2009

**REMARKS**                                 This charge is for the new electric lines at Fair Hill Natural Resources Management Area. DNR programmed the replacement of the electrical service on Kennel Road in its POS Critical Maintenance Program.

Delmarva Power is the only utility that serves this portion of Cecil County and in order to have a new line installed; DNR obtained the proposal from Delmarva. Delmarva Power requires the payment of the proposed amount prior to initiating the new service. Since Delmarva Power is the only source that can provide this service, it is necessary to obtain approval to encumber the funding.

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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**

**REAL PROPERTY**

**ITEM** 9-RP

**DEPARTMENT OF NATURAL RESOURCES** Annette Cameron Blum Property  
 130.668 ± acres  
 Harford County  
 File # 46-0016

**REFERENCE**

Approval is requested to accept an Assignment of the Option Contract between The Trust for Public Land and the property owner on behalf of Program Open Space to purchase a 130.7 acre ± parcel for inclusion into Falling Branch area of Rocks State Park in Harford County. The property consists of three parcels, located on both the north and south sides of Falling Branch Road; separated by a small connecting property with an agricultural easement located between the subject property and Falling Branch.

Acquisition of the Blum property will add additional road access for ingress and egress into the park as well as to provide increased opportunities for nature based recreation. Potential identified uses include low impact hiking, biking, horseback riding, fishing, canoeing, wildlife viewing, and increased interpretive and educational opportunities. Future plans may include connectivity to Harford County’s Eden Mill Nature Center located only a short distance away via a waterway and local road. The parcel is located within the Target Ecological Area (TEA), and has received an ecological ranking of 122 under the Program Open Space Targeting System

The Attorney Generals Office has approved the Agreement of Sale. Title and transfer documents are subject to legal review.

**GRANTOR** Annette Cameron Blum

**GRANTEE** The State of Maryland, to the use of the Department of Natural Resources

**PROPERTY** 130.668 ± acres unimproved

**PRICE** \$993,228.00\* (\$7,601.16/acre)

\*The sales price represents a negotiated discount from the recommended value (\$1,050,000.00) to the State of Maryland of \$56,772.00 or 5.4%.

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

**REAL PROPERTY**

**ITEM**            9-RP (Cont.)

**APPRAISED VALUES**

\$1,050,000.00 – Ronald W. Benfield – Fee Appraiser – 2/23/09

Reviewed by David M. Kelleher

\$1,165,500.00 – Bernard A. Page, Jr. – Fee Appraiser – 1/21/09

Reviewed by David M. Kelleher

**FUND SOURCE**

\$1,017,199.00 (POS Opportunity Loan

2009/Item 500)

**SPECIAL CONDITIONS**

Approval is requested to reimburse The

Trust for Public Land for the following items totaling \$23,971.00.

Appraisals	\$ 6,000.00
Phase I Environmental	\$ 2,300.00
Title	\$ 871.00
Land Survey	<u>\$14,800.00</u>
Total	\$23,971.00

**REMARKS**

1. The Department of Natural Resources recommends approval of this acquisition.
2. This project meets criteria in accordance with Chapter 419, Laws of Maryland 2009 as it presents a unique acquisition opportunity as a result of the extraordinary location and environmental value of the property which scored 122 on the Program Open Space ecological scoring system.
3. The Governor has requested that the Board of Public Works borrow money and incur special obligation indebtedness through a special loan to be known as the Program Open Space Acquisition Opportunity Loan of 2009 as provided in Chapter 419 of the Laws of Maryland 2009.
4. This action authorizes the Comptroller to advance funds needed to complete the transaction; requesting the use of bonds authorized under the Program Open Space Acquisition Opportunity Loan of 2009.

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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**

**LANDLORD LEASE****ITEM** 10-LL**DEPARTMENT OF HEALTH AND MENTAL HYGIENE**

Baltimore County

**Tenant** Baltimore County  
Drumcastle Center  
6401 York Road 2<sup>nd</sup> Floor  
Baltimore, MD 21212

**Property Location** Spring Grove Hospital Center  
Hamilton Building Courtyard  
Catonsville, MD 21228

<b><u>Space Type</u></b>	Modular Building	<b><u>Lease Type</u></b>	New	<b><u>Square Feet</u></b>	8,500
<b><u>Duration</u></b>	5 Years	<b><u>Effective</u></b>	March 15, 2010		
<b><u>Annual Rent</u></b>	\$1.00				

**Utilities Responsibility** Tenant**Custodial Responsibility** Tenant**Previous Board Action(s)** 11/30/05 Item # 10-L, 10/04/06 Item #10-LL**Special Conditions**

1. The Lessee shall occupy and use the Demised premises for the purpose of a year round shelter program for 100 homeless men and a day program to assist the men in identifying employment and housing opportunities.
2. Provided the Lessor give the Lessee at least sixty (60) days prior notice, this Lease may be terminated whenever the Lessor shall determine that such termination is in the best interest of the Lessor.
3. The Tenant shall be responsible for obtaining all permits, licenses, inspections and approvals required for its use and occupancy of the premises.
4. Tenant shall be responsible for all maintenance of the property.

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

**LANDLORD LEASE**

**ITEM**            10-LL (Cont.)

5. The Tenant shall indemnify and hold harmless the State of Maryland and the Department of Health and Mental Hygiene against any and all liability or claim of liability (including reasonable attorney's fees), arising out of Tenant's use and occupancy, conduct, operation or management of the premises during the Term.
  
6. The Tenant is a political subdivision of the State of Maryland and is self insured with respect to any and all claims concerning public liability and property damage. The Tenant's liability is limited to the Local Government Tort Claims Act, Section 5-301 et seq of the Courts and Judicial Proceedings Article of the Annotated Code of Maryland.

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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**

**LANDLORD LEASE****ITEM** 11-LL

**DEPARTMENT OF NATURAL RESOURCES** Carroll County  
(Land and Property Management)

**Tenant** Dana Lee Dembrow  
1226 Canterbury Drive  
Sykesville, MD 21784

**Property Location** 729 Klee Mill Road  
Sykesville, MD 21784

<b><u>Space Type</u></b>	Residential Dwelling	<b><u>Lease Type</u></b>	New	<b><u>Acre(s)</u></b>	0.45 ac. +/-
<b><u>Duration</u></b>	Lifetime Residency	<b><u>Effective</u></b>	March 15, 2010		
<b><u>Annual Rent</u></b>	\$1.00				

**Utilities Responsibility** Tenant  
**Custodial Responsibility** Tenant  
**Previous Board Action(s)** N/A

**Reference**

The Resident-Curatorship Program secures private funding and labor for the restoration and maintenance of historic properties owned by the Department of Natural Resources (DNR). The curator, in consideration of a life tenancy, pledges to restore the historic property and maintain it in good condition.

**Special Conditions**

1. The Tenant shall occupy and use the residence known as the Wachter House located on 0.45 acres as a single family residence. The structure is presently in need of significant restoration. Pursuant to the Curatorship Gift Agreement in the amount of \$210,000, the Tenant shall restore, rehabilitate, and renovate the structure during the time of the tenancy.
2. The Tenant shall be responsible for obtaining all permits, licenses, inspections and approvals required for its use and occupancy of the premises, and shall deliver to landlord copies of all necessary permits, licenses, inspections and approvals prior to taking any action requiring such permits, licenses, inspections and approvals.

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

**LANDLORD LEASE**

**ITEM**            11-LL (Cont.)

3.     The Tenant shall open premises to the public up to 3 to 5 days each year, as arranged in cooperation with the Landlord, once the restoration, rehabilitation and renovation have been completed.
4.     The Tenant shall maintain at its expense, throughout the term, insurance against loss or liability in connection with bodily injury, death, property damage or destruction, occurring within the premises or arising out of the use thereof by Tenant or its agents, employees, officers, subtenants, invitees, visitors and guests, under one or more policies of General Comprehensive Liability insurance will have a minimum coverage of \$1,000,000 per occurrence, Two Million Dollars (\$2,000,000) annual aggregate, and shall contain broad form GCL Endorsement or its equivalent.
5.     The Tenant shall indemnify and hold harmless the State of Maryland and the Department of Natural Resources against any and all liability or claim of liability, including reasonable attorney's fees, arising out of their use and occupancy, conduct, operation or management of the premises during the term.
6.     This lease does not contain a termination for convenience clause.

**Remarks**

1.     This project is part of the Department of Natural Resources Resident Curatorship Program.
2.     The Clearinghouse conducted an intergovernmental review of the project under MD20080822-0877 and has recommended to change the use, and lease the Wachter House at the Morgan Run Natural Environmental Area, as part of the State's Resident-Curatorship Program. It is further recommended that all construction, demolition, rehabilitation, and significant ground disturbance conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties, and be submitted to the Maryland Historical Trust for review as early as possible, and prior to the initiation of any work.

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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**

**TENANT LEASE****ITEM** 12-LT

**DEPARTMENT OF HUMAN RESOURCES** Landover, MD  
Prince George's County

**Landlord** Jemal's Brightseat, LLC  
702 H Street NW, Ste. 400  
Washington, DC 20001

**Property Location** 425 Brightseat Road  
Landover, MD 20785

<b><u>Space Type</u></b>	Office	<b><u>Lease Type</u></b>	New	<b><u>Square Feet</u></b>	45,000
<b><u>Duration</u></b>	10 Years	<b><u>Effective</u></b>	March 15, 2010		
<b><u>Annual Rent</u></b>	\$711,360.00 Avg	<b><u>Sq. Ft. Rate</u></b>	\$15.81 Avg		
		<b><u>Previous Sq. Ft. Rate</u></b>	\$15.15		

**Utilities Responsibility** Landlord

**Custodial Responsibility** Landlord

**Previous Board Action(s)** Item 34-L dated 09/23/98, Item 8-L dated 01/05/01

**Retro-Active Leases:**

Board of Public Works is requested to retroactively approve the leasing of this space for the 14 day period that lapsed from March 1, 2010 to March 14, 2010 pursuant to the State Finance and Procurement Article 11-204(c).

**Special Conditions**

1. The lease contains escalations/de-escalations for utilities, janitorial services and real estate taxes.
2. The lease contains a termination for convenience clause.
3. The lease contains an option to renew for five (5) years.
4. The lease contains 90 reserved parking spaces free of charge.



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

**TENANT LEASE**

**ITEM**           12-LT (Cont.)

**Remarks**

1. This office serves as a full service location that is committed to providing family centered services to children and families in efforts to achieve well being through ensuring self-sufficiency, support, safety and permanency. The agency also provides citizens with resources and services to maximize their well-being and self-determination. The Agency aims to prevent abuse, neglect, and exploitation of vulnerable citizens- the poor, the children, the aged, the disabled and the sick. In addition, it provides services that help low income families get and maintain work, support employment, promote quality health care coverage, food assistance, energy assistance and other economic supports for families.
2. The average rental rate of \$15.81 consists of a ten year term that commences at \$14.47 per net usable square foot for year one; \$14.91 per net usable square foot for year two; \$15.15 for years three through five; and \$16.65 per net usable square foot for years six through ten.
3. Through several months of negotiations, the Department of General Services was able to reduce the Landlord's original ten year average proposal of \$851,193.04 to \$711,360.00. The negotiations resulted in a cost avoidance of \$1,398,330.39 over the term.
4. The above request has been reviewed and in accordance with the State Finance and Procurement Article, Annotated Code of Maryland COMAR 21.02.05.05, and DGS Space Management Manual, paragraph 605.E. is determined to be a sole source procurement.

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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**            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 Archbishop Curley High School (Baltimore City)*  
*Fine Arts Center for Archbishop Curley High School*  
*“For the construction of a fine arts center for Archbishop Curley High School, located in Baltimore City.”*  
**\$200,000.00**  
*Maryland Consolidated Capital Bond Loan of 2009 (LSI - Chapter 485, Acts of 2009)*  
*DGS Item G095, SL-023-090-038*

**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 Archbishop Curley High School has submitted evidence in the form of invoices and canceled checks that it has \$317,216.89 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 Archbishop Curley High School \$117,216.89 for eligible expenditures.

<b><u>BACKGROUND</u></b>	Total Project	\$3,946,437.50
	<b>09-G095 (This Action)</b>	<b>\$ 200,000.00</b>
	Local Cost	\$3,746,437.50

**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**            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 Directors of Hammond-Harwood House Association, Inc.  
(Anne Arundel County)*

*Hammond-Harwood House*

*“For the design, repair, and renovation of the roof at the Hammond-Harwood House, located in Annapolis.”*

***\$100,000.00***

*Maryland Consolidated Capital Bond Loan of 2008 (LSI - Chapter 336, Acts of 2008)  
DGS Item G031, SL-044-080-038*

**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 Hammond-Harwood House Association, Inc. has submitted documentation that it has received a Save America’s Treasures grant of \$210,000.00 from the Federal Government to meet the matching fund requirement for this project.

<b><u>BACKGROUND</u></b>	Total Project	\$1,037,000.00
	<b>08-G031 (This Action)</b>	<b>\$ 100,000.00</b>
	Local Cost	\$ 937,000.00

**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**           15-CGL

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

*Board of County Commissioners of Allegany County  
(Allegany County)*

*Allegany County Flood Repairs*

*“For the design and construction of repairs to facilities and structures damaged by recent floods.”*

***\$375,000.00 - encumber \$179,591.00***

*Maryland Consolidated Capital Bond Loan of 2005 - (Chapter 445, Acts of 2005)  
DGS Item 031*

*LaVale Boulevard Area Storm Drain System*

*“For the planning, design, construction, and capital equipping of the storm drain system for the LaVale Boulevard area, located in LaVale.”*

***\$100,000.00 - encumber \$100,000.00***

*Maryland Consolidated Capital Bond Loan of 2006 (LSI - Chapter 046, Acts of 2006)  
DGS Item G032, SL-001-050-038*

**MATCHING FUND**           2005 - 08/31/05 Agenda, Item 21-CGL (No matched required)  
2006 - 11/01/06 Agenda, Item 11-CGL

<b><u>BACKGROUND</u></b>	Total Project	\$946,225.00
	<b>06-G032 (This Action)</b>	<b>\$100,000.00 (Match)</b>
	<b>05-031 (This Action)</b>	<b>\$179,591.00 (Non-Match)</b>
	05-031 (Prior Action)	\$195,409.00 (Non-Match)
	Local Cost	\$471,225.00

(Prior Action: 10/04/06 Agenda, Item 19-CGL and 10/05/05 Agenda, Item 21-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.

(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.

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

**CAPITAL GRANTS AND LOANS**

**ITEM**        15-CGL (Cont.)

- (4)    Invoices for the non-matching grant 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**            16-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 Lyric Foundation, Inc. (Baltimore City)*

*Lyric Opera House*

*“For the construction, renovation, and capital equipping of the stage house area and capital improvements to the back stage areas of the Lyric Foundation, Inc.”*

***\$300,000.00***

*Maryland Consolidated Capital Bond Loan of 2008 (LSI - Chapter 336, Acts of 2008)*

*DGS Item G019, SL-063-040-038*

**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 Trustees of the Lyric Foundation, Inc. has submitted documentation that it has \$311,444.96 in financial institutions to meet the matching fund requirement for this project.

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

***\$1,000,000.00 - encumber \$1,000,000.00***

*Maryland Consolidated Capital Bond Loan of 2006 (Chapter 046, Acts of 2006)*

*DGS Item G006*

***\$250,000.00 - encumber \$250,000.00***

*Maryland Consolidated Capital Bond Loan of 2005 (Chapter 445, Acts of 2005)*

*DGS Item 038*

***\$150,000.00 - encumber \$150,000.00***

*Maryland Consolidated Capital Bond Loan of 2004 (LCIL - Chapter 432, Acts of 2004)*

*DGS Item G066*

**BACKGROUND**

Total Project	\$11,000,000.00
<b>08-G019 (This Action)</b>	<b>\$ 300,000.00 (Match)</b>
<b>06-G006 (This Action)</b>	<b>\$ 1,000,000.00 (Match)</b>
<b>05-038 (This Action)</b>	<b>\$ 250,000.00 (Non-Match)</b>
<b>04-G066 (This Action)</b>	<b>\$ 150,000.00 (Match)</b>
Local Cost	\$ 9,300,000.00

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

**CAPITAL GRANTS AND LOANS**

**ITEM**            16-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.
- (4) For non-matching grant, 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**            17-CGL

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

*Board of Directors of the Mental Health Association of Frederick County, Inc.  
(Frederick County)*

*Mental Health Association Building*

*“For the acquisition, planning, design, renovation and reconstruction of a building  
for the Mental Health Association, located in Frederick.”*

***\$200,000.00***

*Maryland Consolidated Capital Bond Loan of 2009 (Chapter 485, Acts of 2009)  
DGS Item G060*

***\$50,000.00***

*Maryland Consolidated Capital Bond Loan of 2009 (Chapter 485, Acts of 2009)  
DGS Item G112, SL-024-090-038*

**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 Mental Health Association of Frederick County, Inc. has submitted documentation that it has in excess of \$250,000.00 in a financial institution to meet the matching fund requirement for this project.

<b><u>BACKGROUND</u></b>	Total Project	\$2,069,146.00
	<b>09-G060 (This Action)</b>	<b>\$ 200,000.00</b>
	<b>09-G112 (This Action)</b>	<b>\$ 50,000.00</b>
	Local Cost	\$1,819,146.00

**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**        17-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**            18-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 Suburban Hospital, Inc.*

*(Montgomery County)*

*Suburban Hospital*

*“For the planning, design, renovation, expansion, repair, construction and capital equipping of a medical and surgical nursing unit, located in Bethesda.”*

***\$410,000.00***

*Maryland Consolidated Capital Bond Loan of 2008 (MHA - Chapter 336, Acts of 2008)  
DGS Item G204, SL-045-080-038*

**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 Suburban Hospital, Inc. has submitted evidence in the form of a canceled check and invoice that it has \$526,881.00 in eligible expenditures to meet the matching fund requirement for this project.

**BACKGROUND**

Total Project	\$4,632,704.00
<b>08-G204 (This Action)</b>	<b>\$ 410,000.00</b>
Local Cost	\$4,222,704.00

**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 enter into a grant agreements, and authorize that funds be encumbered for the following grants:

*Board of Directors of Global Developmental Services for Youth, Inc.  
(Prince George’s County)  
Global Developmental Services Youth Facilities Center  
“For the acquisition, planning, design, and construction of a youth facilities center,  
located in Prince George’s County.”  
**\$225,000.00**  
Maryland Consolidated Capital Bond Loan of 2005 (Chapter 445, Acts of 2005)  
DGS Item 052  
**\$125,000.00**  
Maryland Consolidated Capital Bond Loan of 2005 (Chapter 445, Acts of 2005)  
DGS Item 059, SL-085-050-038*

**MATCHING FUND**            No matching fund requirement

<b><u>BACKGROUND</u></b>	Total Project	\$350,000.00
	<b>05-052 (This Action)</b>	<b>\$225,000.00</b>
	<b>05-059 (This Action)</b>	<b>\$125,000.00</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.

---

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

**MARYLAND HIGHER EDUCATION COMMISSION**

**RECOMMENDATION**

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

**Frederick Community College**

Building F – Interior Space Conversion – Design and Construction

The proposed project involves renovating 12,600 GSF in the Building F Arts Center that will become vacant when the Classroom/Student Center building opens. Vacated space will be reconfigured into classrooms, labs and office space for the College Arts, Computer Graphics and Photography programs.

**\$1,629,000.00**

Maryland Consolidated Capital Bond Loan of 2008, Item #020.

CC-06-MC08-412

**MATCHING FUND** Frederick Community College – \$1,213,932.00

Cost sharing is 56.8% State share, 43.2% local share and is in accordance with Section 11-105(j) of the Education Article.

**BACKGROUND**

Total Project

**Total Amount**

\$2,842,932

**State Share**

\$1,629,000

**Local Share**

\$1,213,932

This Action

\$2,842,932

\$1,629,000

\$1,213,932

**REMARKS**

- (1) This action is in accordance with Procedures and Guidelines adopted by MHEC 06/02/92 and approved by BPW 06/17/92.
- (2) The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommends approval. All contracts will be awarded by Frederick Community College and signed by local authorities.

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

**CAPITAL GRANTS AND LOANS**

**ITEM**        20-CGL

- (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

**MARYLAND HIGHER EDUCATION COMMISSION**

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

**Frederick Community College**

Interior Space Conversions to F&L Buildings – Construction and Furniture & Equipment  
The proposed project involves renovating 7,126 GSF of space vacated by personnel relocating to the Administrative Services Building providing office space for faculty and staff.

**FUND SOURCES**

\$ 4,680.00 MCCBL 2004/Item #025  
\$ 54,407.22 MCCBL 2005/Item #019  
\$ 97,672.90 MCCBL 2006/Item #020  
\$104,117.00 MCCBL 2007/Item #045  
\$403,122.88 MCCBL 2008/Item #020  
\$664,000.00 Total  
CC-06-MC04/05/06/07/08-406

**MATCHING FUND**

Frederick Community College – \$515,858.00

Cost sharing is 56.3% State share, 43.7% local share and is in accordance with Section 11-105(j) of the Education Article.

**BACKGROUND**

	<b><u>Total Amount</u></b>	<b><u>State Share</u></b>	<b><u>Local Share</u></b>
Total Project	\$1,179,858.00	\$664,000.00	\$515,858.00
This Action	\$1,179,858.00	\$664,000.00	\$515,858.00

**REMARKS**

(1) This action is in accordance with Procedures and Guidelines adopted by MHEC 06/02/92 and approved by BPW 06/17/92.

(2) The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommends approval. All contracts will be awarded by Frederick Community College and signed by local authorities.

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

**CAPITAL GRANTS AND LOANS**

**ITEM**        21-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**            22-CGL

**MARYLAND HIGHER EDUCATION COMMISSION**

**RECOMMENDATION**

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

**College of Southern Maryland – LaPlata Campus**

Science and Technology Building Parking Lot - Construction

The proposed project involves constructing a 140 space parking lot for the newly renovated Science and Technology Building

**\$512,860.00** MCCBL 2009/Item #030

CC-09-MC03/05/06/09-359

**MATCHING FUND**

College of Southern Maryland – \$170,953.00

Cost sharing is 75% State share, 25% local share and is in accordance with Section 11-105(j) of the Education Article.

**BACKGROUND**

	<b><u>Total Amount</u></b>	<b><u>State Share</u></b>	<b><u>Local Share</u></b>
Total Project	\$17,714,141.54	\$13,285,607.00	\$4,428,534.54
This Action	\$ 683,813.00	\$ 512,860.00	\$ 170,953.00
Previous Action-28 CGL, 2/13/08	\$ 1,021,818.54	\$ 766,364.00	\$ 255,454.54
Previous Action-23 CGL, 8/9/06	\$14,969,408.00	\$11,227,056.00	\$3,742,352.00
Prevuous Action-22 CGL, 11/3/04	\$ 1,039,102.00	\$ 779,327.00	\$ 259,775.00

**REMARKS**

(1) This action is in accordance with Procedures and Guidelines adopted by MHEC 06/02/92 and approved by BPW 06/17/92.

(2) The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommends approval. All contracts will be awarded by the College of Southern Maryland and signed by local authorities.



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

**CAPITAL GRANTS AND LOANS**

**ITEM**        22-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**            23-CGL

**MARYLAND HIGHER EDUCATION COMMISSION**

**RECOMMENDATION**

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

**Prince George's Community College**

Center For Health Studies – Construction and Additional Design Allocation

The proposed project involves construction of a new 62,900 NASF Center for Health Studies for health credit and noncredit programs, classrooms, dental, surgical technology and optometric labs, office space, computer center and other state of the art program spaces.

**\$18,663,376.00** MCCBL 2009/Item #030

CC-08-MC06/07/09-389

**MATCHING FUND** Prince George's Community College – \$11,293,889.00

Cost sharing is 62.3% State share, 37.7% local share and is in accordance with Section 11-105(j) of the Education Article.

**BACKGROUND**

	<b><u>Total Amount</u></b>	<b><u>State Share</u></b>	<b><u>Local Share</u></b>
Total Project	\$31,947,030.00	\$19,903,000.00	\$12,044,030.00
This Action	\$29,957,265.00	\$18,663,376.00	\$11,293,889.00
Previous Action-39 CGL, 4/19/06	\$ 1,989,765.00	\$ 1,239,624.00	\$ 750,141.00

**REMARKS**

(1) This action is in accordance with Procedures and Guidelines adopted by MHEC 6/02/92 and approved by BPW 6/17/92.

(2) The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommends approval. All contracts will be awarded by Prince George's Community College and signed by local authorities.

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

**CAPITAL GRANTS AND LOANS**

**ITEM**        23-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**            24-CGL (Cont.)

**BIDDER**

OMF Contractors, Inc. Beltsville, MD

**AMOUNT**

\$349,000.00

**AWARD**

OMF Contractors, Inc.  
Beltsville, MD

**AMOUNT**

\$349,000.00

**FUND SOURCES**

\$233,199.00 (66.82%) Applicant's Share  
(Montgomery County  
Appropriation)  
\$115,801.00 (33.18%) State's Share  
\$ 17,281.00 MCCBL 2008, Community  
Health Facilities Funds:  
\$ 98,520.00 MCCBL 2009 Community  
Health Facilities Fund

**REMARKS**

The Housing Opportunities Commission of Montgomery County owns, manages, and administers approximately 12,800 housing units in the county. It is collaborating with Jubilee Association of Maryland, Inc., an experienced community residential service provider for individuals with developmental disabilities, to provide residential services to three individuals.

In accordance with Subtitle 6 of the Health-General Article of the *Annotated Code of Maryland*, the Board's approval is further contingent upon the State's right of recovery being included in the Deed(s) or otherwise recorded among the Land Records of Montgomery County.

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

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

**CAPITAL GRANTS AND LOANS**

**ITEM**            25-CGL

**DEPARTMENT OF HEALTH AND MENTAL HYGIENE**

**NAME OF GRANTEE/BORROWER**

Betty Jane Malone Homes, Inc.  
230 West Patrick St.  
Frederick, MD 21701

**PROJECT NO. AND TITLE**

DDA-CB09806-05;  
Betty Jane Malone Homes, Inc. Renovation  
of 8128 Cambridge Drive, Frederick, MD

**DESCRIPTION**

(1) Approval is requested for a state grant of \$50,000 to assist Betty Jane Malone Homes, Inc., a nonprofit organization, in the cost of renovating a two-story house with a basement and three bedrooms at 8128 Cambridge Drive in Frederick, MD. The house, which is approximately 2,169 square feet, will provide housing for three developmentally disabled individuals. Interior and exterior renovation work will include remodeling the house, including a new roof and water heater, as well as modifications to make the home handicapped accessible.

**PROCUREMENT METHOD**

Negotiated

**AWARD**

Linden Contracting, Inc.  
Stevensville, MD

**AMOUNT**

\$76,450.00

**FUND SOURCES**

\$26,450.00 (34.6%) Applicant's Share  
Mortgage-U.S. Department of Housing and  
Urban Development  
\$50,000.00 (65.4%) State's Share  
MCCBL 2008, Community Health  
Facility Funds

2) A Waiver of Priority and Subordination Agreement. Betty Jane Malone Homes, Inc. has a financing agreement with the U.S. Department of Housing and Urban Development (HUD) with the condition that the State agree to subordinate its right of recovery to HUD's first deed of trust in the amount of \$878,700.00. The mortgage amount includes \$525,000.00 for acquiring properties and \$353,700.00 for renovations and other associated costs.

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

**CAPITAL GRANTS AND LOANS**

**ITEM**            25-CGL (Cont.)

**REMARKS**

\*Matching funds for this project are being provided partly by a U.S. Department of Housing and Urban Development 811 mortgage. As part of the process in applying for a HUD loan, HUD required Way Station, Inc., the sponsoring organization, to form a project team. The team included a developer (Way Station, Inc.), an architect (Zavos Architecture + Design), and a contractor (Linden Contracting, Inc.) The team, along with a HUD representative, walked through the identified property and developed a scope of work. Once the scope was determined, the general contractor bid out each of the individual trades to develop a project cost. Before HUD approved the loan, HUD also required the Building Consultants, Inc. of Columbia, Maryland to prepare an independent cost analysis of the proposed project budget. Based on this review, Building Consultants has certified that the costs are reasonable for the proposed scope of work. Linden Contracting, Inc. was chosen to participate in the project team based upon prior experience in rehabilitating Way Station properties.

Betty Jane Malone Homes, Inc. is a newly formed nonprofit for the specific purpose of purchasing and renovating two buildings, one of which is 8128 Cambridge Drive. HUD regulations require that project sponsors form separate nonprofit corporations to own and operate projects funded under Section 811 of the National Affordable Housing Act of 1996. The sponsor, Way Station, Inc., is a provider of residential and rehabilitation day services to individuals with developmental disabilities through its Pathways Program.

In accordance with Subtitle 6 of the Health-General Article of the *Annotated Code of Maryland*, the Board's approval is further contingent upon the State's right of recovery being included in the Deed(s) or otherwise recorded among the Land Records of Frederick County.

No State funds will be disbursed until after such time as the loan recipient has presented suitable evidence to the Comptroller that it has expended its portion of the required matching funds for the project. After the loan recipient has met this requirement, all future invoices will be submitted to the Comptroller, who shall 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