

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

**CONSTRUCTION MODIFICATION**

**ITEM**            22-C-MOD

**DEPARTMENT OF HEALTH AND  
MENTAL HYGIENE**

Chief Medical Forensic Medical Center  
Baltimore, MD

**CONTRACT NO. AND TITLE**

Project No. BH-111-060-001;  
Construct New Forensic Medical Center  
ADPICS NO. COB95076

**ORIGINAL CONTRACT APPROVED**

Item 1-C; BPW December 20, 2006

**CONTRACTOR**

Gilbane Building Company  
Baltimore, MD

**CONTRACT DESCRIPTION**

Contract approval for the construction of a new Forensic Medical Center in Baltimore City, Maryland.

**MODIFICATION DESCRIPTION**

Change Order No. 17 is a two part modification Part One covers additional costs related to Caissons (building's foundation system) additional rock excavation was necessary because the contractor encountered more rock than anticipated. Field conditions also allowed the Contractor to install certain caisson shafts shallower than the depths called for in the contract documents, this resulted in a net addition to the contract value of \$55,635.00. Part Two of the modification is a Credit to the contract of (\$60,516.00) for installing PVDI piping in lieu of the specified "Duriron" piping for sanitary waste piping serving the labs.

**TERM OF ORIGINAL CONTRACT**

668 Calendar Days

**AMOUNT OF ORIGINAL CONTRACT**

\$43,584,120.00

**AMOUNT OF MODIFICATION**

(\$4,881.00)

**PRIOR MODIFICATIONS/OPTIONS**

\$128,036.55

**REVISED TOTAL CONTRACT AMOUNT**

\$43,707,275.55

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

(0.01%)

**OVERALL PERCENT**

0.28%

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

**CONSTRUCTION MODIFICATION**

**ITEM** 22-C-MOD (Cont.)

**ORIGINAL PROCUREMENT METHOD** Competitive Sealed Proposals

**ORIGINAL MBE PARTICIPATION** 25%

**REMARKS** Modification Part 1 above, the work is necessary in order for the caissons to achieve satisfactory bearing. Modification Part 2 above, the change was offered as a value engineering opportunity to provide cost savings. PVDI is a comparable chemical waste plastic piping product that has shorter installation times. All other terms and conditions will remain unchanged.

**FUND SOURCE** MCCBL 2008/ Item 018  
(Provide Funds to Construct the New Forensic Medical Center)

**RESIDENT BUSINESS** Yes

**MD TAX CLEARANCE** 10-3512-0111

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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**            23-M

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

Thomas B. Finan Center  
Cumberland, MD

**CONTRACT NO. AND TITLE**

Project No. MA-000-100-001;  
Patient Environmental Improvements  
ADPICS NO. 001B0400456

**DESCRIPTION**

Approval is requested for a contract to replace the existing sprinkler heads, door 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 Thomas B. Finan Center in Cumberland, Allegeny County.

**PROCUREMENT METHOD**

Competitive Sealed Bidding

**BIDS OR PROPOSALS**

**AMOUNT**

Daystar Builders Inc. Grantsville, MD	\$218,492.00
Callas Contractors, Inc. Hagerstown, MD	\$251,365.00
Baltimore Contractors, Inc. Baltimore, MD	\$253,098.00
Building Systems, Inc. Hagerstown, MD	\$265,090.00
Harbel, Inc. Cumberland, MD	\$285,613.00

**AWARD**

Daystar Builders, Inc.  
Grantsville, MD

**AMOUNT**

\$218,492.00

**TERM**

180 Days from Notice to Proceed

**MBE PARTICIPATION**

35%

**PERFORMANCE BOND**

100%

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

**MAINTENANCE CONTRACT**

**ITEM**           23-M (Cont.)

**REMARKS**

This solicitation was advertised and bid on eMarylandplace on 12/10/2009 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 its patient population which when installed will significantly reduce places where a patient could utilize as an instrument in an attempt to harm themselves.

The replacement of the existing sprinkler heads, door 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.

Contractor Daystar Builders, Inc. has been found to be responsive and a responsible vendor. Daystar Builders, Inc. exceeded the goal and has committed to providing 35 % Minority Business Enterprise Subcontractor participation in this project.

**FUND SOURCE**

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

**RESIDENT BUSINESS**

Yes

**TAX COMPLIANCE NO.**

09-3289-0111

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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**            24-M

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

Springfield Hospital Center  
Sykesville, MD

**CONTRACT NO. AND TITLE**

Project No. S-000-101-001;  
Replace Doors and Hardware  
ADPICS NO. 001B0400492

**DESCRIPTION**

Approval is requested for a contract to replace three hundred two (302) existing doors and their respective hardware with new doors fitted with anti-ligature hardware in five (5) patient occupied buildings at the Springfield Hospital Center in Sykesville, Carroll County.

**PROCUREMENT METHOD**

Competitive Sealed Bidding

**BIDS OR PROPOSALS**

**AMOUNT**

MRP Contractors, LLC Baltimore, MD	\$327,955.00
Goel Services, Inc. Washington, DC	\$344,536.00
OMF Contractors, Inc. Beltsville, MD	\$345,000.00
H & H Doors Rio, WV	\$349,970.43
Warwick Supply & Equipment Co., Inc. Baltimore, MD	\$350,000.00
Baltimore Contractors, Inc. Baltimore, MD	\$367,188.00
Rich Moe Enterprises, LLC Dunkirk, MD	\$369,777.00
Thompson Contractors Inc. New Windsor, MD	\$369,777.00
GRC General Contractor, Inc. Zullinger, PA	\$389,000.00
T & P General Contractors Inc. Elkridge, MD	\$399,760.00
Stoltz & Sons, Inc. Easton, MD	\$448,000.00

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

**MAINTENANCE CONTRACT****ITEM** 24-M (Cont.)**AWARD** MRP Contractors, LLC.  
Baltimore, MD**AMOUNT** \$327,955.00**TERM** 180 Days from Notice to Proceed**MBE PARTICIPATION** 71.8 %**PERFORMANCE BOND** 100 %

**REMARKS** This solicitation was advertised and bid on eMarylandplace on 11/23/2009 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 its 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 and hardware with new doors fitted with anti-ligature hinges and locksets will ensure a patient could not utilize the new materials to harm themselves.

Contractor MRP Contractors, LLC has been found to be a responsive and responsible vendor. MRP Contractors, LLC had committed to providing 35% MBE participation but surpassed that goal by achieving 71.8 % MBE subcontractor participation in this project.

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

**RESIDENT BUSINESS** Yes**TAX COMPLIANCE NO.** 10-3389-1111

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**            25-M

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

Spring Grove Hospital Center  
Catonsville, MD

**CONTRACT NO. AND TITLE**

Project No. SG-000-100-001;  
Patient Environmental Improvements  
ADPICS NO. 001B0400476

**DESCRIPTION**

Approval is requested for a contract to replace the existing sprinkler heads, door hinges, locksets and HVAC grills with anti-ligature devices and to replace the lay-in tile ceilings in the patient accessible areas throughout the facility. In addition, the showers, toilet fixtures and grab bars as well as the above items are to be replaced in the Smith Building located on the campus.

**PROCUREMENT METHOD**

Competitive Sealed Bidding

**BIDS OR PROPOSALS**

**AMOUNT**

M. Stancliff Construction Company Seabrook, MD	\$1,340,600.00
Baltimore Contractors, Inc. Baltimore, MD	\$1,394,713.00
Plano-Cooudon, LLC Baltimore, MD	\$1,460,000.00
Molina Construction, Inc. Hyattsville, MD	\$1,462,800.00
Brawner Builders, Inc. Hunt Valley, MD	\$1,626,921.95
The Lyons Construction Co., Inc. Hampstead, MD	\$1,653,695.00
Warwick Supply & Equipment Co., Inc. Baltimore, MD	\$1,694,250.00
RWC Contracting Corporation Baltimore, MD	\$1,840,750.00
Corning Construction Beltsville, MD	\$1,951,510.07
Advanced Fire Protection Systems, LLC Glen Burnie, MD	\$2,011,705.00
Boyd Contracting, Inc. Mt. Airy, MD	\$2,179,934.00

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

**MAINTENANCE CONTRACT**

**ITEM**           25-M (Cont.)

**AWARD**   M. Stancliff Construction Company  
Seabrook, MD  
(MDOT Certified MBE)

**AMOUNT**   \$1,340,600.00

**TERM**   540 Days from Notice to Proceed

**MBE PARTICIPATION**                         100%

**PERFORMANCE BOND**                        100 %

**REMARKS**   This solicitation was advertised and bid on eMarylandplace on 12/2/2009 and notice of availability was also posted on the DGS Bid Board.

DHMH has designed a number of changes to areas serving its 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 sprinkler heads, door hinges, locksets, HVAC grills, showers, toilet fixtures and grab bars with anti-ligature devices; replacing the grid lay-in tile type ceiling system with a hard ceiling and covering the exposed piping in the patient accessible areas will ensure a patient could not utilize the newly installed items to harm themselves.

Contractor M. Stancliff Construction Company has been found to be responsive and a responsible vendor. M. Stancliff Construction Company along with being an MBE contractor has committed to providing 35 % MBE subcontracting participation in this project.

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

**RESIDENT BUSINESS**                             Yes



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

**MAINTENANCE CONTRACT**

**ITEM**          25-M (Cont.)

**TAX COMPLIANCE NO.**                      10-3356-1111

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

**MAINTENANCE CONTRACT****ITEM**            26-M (Cont.)**REMARKS**

The project consists of replacing the fire alarm system while building is occupied and fully operational. The last phase of work will be demolition of old system after new system is accepted by the Agency having Jurisdiction. Building fire alarm system is fully compatible with the other two (2) buildings that are tied in to the Police Command Post located in the 301 building. Cost Includes two (2) years of preventive maintenance work to run concurrent with construction warranty.

**FUND SOURCE**

\$760,530.00 (008; CA 2007)  
\$ 7,500.00 (H00.10.33351.0812)  
\$ 7,500.00 (H00.11.33351.0812)

**RESIDENT BUSINESS**

Yes

**TAX COMPLIANCE**

10-3539-1111

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

**GENERAL/MISCELLANEOUS**

**ITEM**            27-GM

**REFERENCE**

**In accordance with provisions of the State Finance and Procurement Article, Section 8-301, Annotated Code of Maryland, the Board of Public Works approval of the use of General Obligation Bond funding for the contract(s) noted below in the total amount of \$546,136.00**

**A. Department of Health and Mental Hygiene**

Regional Institute for Children and Adolescents  
Baltimore, MD

**DESCRIPTION**

Approval is requested for a contract to replace the existing gymnasium ceiling system in the Activities Building at the Regional Institute for Children and Adolescents in Baltimore City.

**REMARKS**

The existing gymnasium ceiling is easily damaged when intentionally and continuously struck with sports balls. This causes ceiling parts to fall which could injure patients or provides them with items which a patient could possibly use to harm themselves or others. This contract will provide a more secure ceiling, resistant to abuse and therefore significantly diminish the possibility of patient injury.

**CONTRACT NO. AND TITLE**

MC-826-100-001;  
Gymnasium Ceiling Replacement  
ADPICS NO. 001B0400457

**PROCUREMENT METHOD**

Indefinite Quantity Contract (IQC)

**AWARD**

Baltimore Contractors, Inc.  
Baltimore, MD

**AMOUNT**

\$55,988.00

**TERM**

90 Days from Notice to Proceed

**MBE PARTICIPATION**

10 %

**FUND SOURCE**

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

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

**GENERAL/MISCELLANEOUS**

**ITEM** 27-GM (Cont.)

**B. Department of Health and Mental Hygiene** Springfield Hospital Center  
Sykesville, MD

**DESCRIPTION** Approval is requested for a contract to replace the existing sprinkler heads in three (3) patient occupied buildings at the Springfield Hospital Center.

**REMARKS** DHMH has designed a number of changes to those areas serving its patient population which when installed will significantly reduce places which a patient could utilize as an instrument in an attempt to harm themselves. The replacement of the existing sprinkler heads with new quick response anti-ligature units will ensure a patient could not utilize the new sprinkler heads to harm themselves.

**CONTRACT NO. AND TITLE** S-000-100-001;  
Replace Sprinkler Heads  
ADPICS NO. 001B0400472

**PROCUREMENT METHOD** Competitive Sealed Bidding

**AWARD** Advanced Fire Protection Systems, LLC  
Glen Burnie, MD

**AMOUNT** \$21,800.00

**TERM** 90 Days from Notice to Proceed

**MBE PARTICIPATION** 42%

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



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

**GENERAL/MISCELLANEOUS**

**ITEM**           27-GM (Cont.)

**D. Department of Health and Mental Hygiene**     Spring Grove Hospital Center  
Catonsville, MD

**DESCRIPTION**                                   Approval is requested for the recommended contractor to supply all of the labor, materials and equipment to replace the existing fences at two (2) buildings with a high security fence and make repairs to the existing fences at six (6) buildings at Spring Grove Hospital Center.

**REMARKS**   The no climb security fences provided under this contract will significantly improve the facilities capability to provide a safe and secure environment where the need is greatest. The new fences are climb and abuse resistant and will significantly diminish the possibility of patient escape or injury.

**CONTRACT NO. AND TITLE**                             SG-000-101-001;  
Upgrade Fences at Various Buildings  
ADPICS NO. 001B0400474

**PROCUREMENT METHOD**                                   Indefinite Quantity Contract

**AWARD**   North Point Builders, Inc.  
Baltimore, MD

**AMOUNT**   \$145,230.00

**TERM**   90 Days from Notice to Proceed

**MBE PARTICIPATION**                                   10 %

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

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

**GENERAL/MISCELLANEOUS**

**ITEM**            27-GM (Cont.)

**E. Department of General Services**

Hagerstown Community College

**DESCRIPTION**

Provide technical design review of construction documents for community college project.

Provide technical design review of

**REMARKS**

The consultant will review construction documents and provide written comments for the Arts and Science Complex, Hagerstown Community College. The Indefinite Quantity Contract (IQC) DGS-07-022-IQC was developed for DGS to provide consulting services for construction document reviews. This IQC will expire on September 16, 2011.

The consultant will review construction

**CONTRACT NO. & TITLE**

Project No. CC-02-MC07-404,  
Arts and Science Complex  
Hagerstown Community College  
ADPICS NO. 001B0400482

**PROCUREMENT METHOD**

Maryland Architectural and Engineering Services Act

**AWARD**

Heery International, Inc.  
Baltimore, MD

**AMOUNT**

\$25,860.00

**FUND SOURCE**

MCCBL 2007/ Item 045-(Provide Funds to assist the Subdivisions in the acquisition of property and in the design, construction, renovation, and equipping of local and regional community college buildings, sit improvements, and facilities)

**F. Department of General Services**

Anne Arundel County

**DESCRIPTION**

This project provides building system commissioning services for renovations to the Thomas Hunter Lowe House of Delegates Office Building to ensure that all systems are complete and functioning prior to substantial completion and that staff have adequate system documentation and training.

This project provides building system







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

**REAL PROPERTY****ITEM**        28-RP (Cont.)**APPRAISED VALUES**

\$390,000.00 – (2/20/09) - Stephen H. Muller, Fee Appraiser  
Reviewed by William Beach

\$391,000.00 – (1/19/09) - Bernard A. Page, Jr., Fee Appraiser  
Reviewed by William Beach

\$420,000.00 – (2/09/09) - LouAnne Cline, Fee Appraiser  
Reviewed by William Beach

**FUND SOURCE**

\$371,450.00 (Program Open Space  
Opportunity Bond Loan 2009 89.22.45, Item  
500)

**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 116 under the Program Open Space Target 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**

**REAL PROPERTY**

**ITEM**            29-RP

**DEPARTMENT OF AGRICULTURE**

Maryland Agricultural Land Preservation  
Foundation  
Agricultural Land Preservation Easements  
(Various Properties)

**REFERENCE**

Board of Public Works approval is requested for the Maryland Agricultural Land Preservation Foundation, Department of Agriculture, to accept option contracts for the purchase of agricultural preservation easements on the following properties:

**SPECIAL CONDITIONS**

Grantor relinquishes all rights to develop or subdivide the land for industrial, commercial, or residential use. Land shall be preserved solely for agricultural use in accordance with provisions of the Agricultural Article. No commercial signs or bill boards are permitted, and there shall be no dumping on land except as is necessary to normal farming operations. Grantor shall manage the property in accordance with sound agricultural practices. Grantee shall have the right to enter land for inspection. No public rights are granted. The term of these easements shall be in perpetuity pursuant to Agriculture Article Section 2-514.1.

A) As to item 1, pursuant and subject to the provisions of Agriculture Article Section 2-513, Grantor has elected to reserve the right to apply for release of a lot to convey to himself or his children for the purpose of constructing a dwelling for personal use as follows: one lot of one acre or less if the subject property is at least 20 acres, but less than 70 acres, two lots of one acre or less if the subject property is at least 70 acres, but less than 120 acres, or three lots of one acre or less if the subject property is 120 acres or more.

B) As to items 2 through 4, pursuant and subject to the provisions of Agriculture Article Section 2-513, Grantor has elected to reserve to himself, and his assigns, the right to apply for release of one unrestricted lot, that may be conveyed to himself or others.

C) As to items 5 and 6, the Grantor is waiving the right to request any additional lots.

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

**REAL PROPERTY**

**ITEM**            29-RP (Cont.)

<b><u>Grantor</u></b>	<b><u>Property</u></b>	<b><u>Price</u></b>		
<b><u>FAMILY LOTS</u></b>				
<b><u>Talbot County</u></b>				
1. Mark & Victoria Sump	63 Ac	\$ 292,876.02		
20-02-06	Less 1 acre	\$ 4,723.81/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Peters (fee)	\$508,400.00	\$58,933.00	\$449,467.00	
b. Turner (fee)	\$477,000.00	\$58,933.00	\$418,067.00	
Review Appraiser: Andrews				

**UNRESTRICTED LOTS**

<b><u>Baltimore County</u></b>				
2. Ruth & Samuel Elsroad	38 Ac	\$380,000.00 *		
03-08-06		\$ 10,000.00/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Kelleher (staff)	\$646,000.00	\$16,495.36	\$629,504.64	
b. Benfield (fee)	\$532,000.00	\$16,495.36	\$515,504.64	
c. Page (fee)	\$760,000.00	\$16,495.36	\$743,504.64	
Review Appraiser: Kelleher				
3. Jeffrey & Patricia Bayer	67.169Ac	\$470,183.00*		
03-08-10		\$ 7,000.00/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Kelleher (staff)	\$674,000.00	\$36,623.35	\$637,376.65	
b. Benfield (fee)	\$539,200.00	\$36,623.35	\$502,576.65	
c. Page (fee)	\$795,300.00	\$36,623.35	\$758,676.65	
Review Appraiser: Kelleher				

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

**REAL PROPERTY****ITEM**      29-RP (Cont.)**St. Mary's County**

4. James & Irene Hill	84.264 Ac	\$870,346.21
18-02-11	Less 1 acre	\$ 10,452.85/acre
	Per dwelling	

	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Westholm (staff)	\$1,832,000.00	\$50,684.80	\$1,781,315.20
b. Peters (fee)	\$2,081,600.00	\$50,684.80	\$2,030,915.20
c. Pugh (fee)	\$1,200,000.00	\$50,684.80	\$1,149,315.20

Review Appraiser: Westholm

**LOTS WAIVED****Baltimore County**

5. Ruth & Samuel Elsroad	32.9 Ac	\$319,000.00 *
03-08-05	Less 1 acre	\$ 10,000.00/acre
	Per dwelling	

	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Page (fee)	\$395,560.00	\$20,095.95	\$375,464.05
b. Benfield (fee)	\$414,700.00	\$20,095.95	\$394,604.05

Review Appraiser: Kelleher

6. Joyce Zeno	27.45 Ac	\$171,925.00*
03-09-05	Less 1 acre	\$ 6,500.00/acre
	Per dwelling	

	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Benfield (fee)	\$317,400.00	\$11,437.50	\$305,962.50
b. Page (fee)	\$343,850.00	\$11,437.50	\$332,412.50

Review Appraiser: Kelleher

**FUND SOURCES**

615 State Bond 09	(\$292,876.02)
L00 A11.11 County SF09	(\$2,211,454.21)

\$ 2,504,330.23

Total

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

**REAL PROPERTY****ITEM**           29-RP (Cont.)

<b><u>TOTAL ACRES (TA)</u></b>	312.79
<b><u>TA LESS DWELLINGS</u></b>	308.79
<b><u>AVERAGE PRICE PER ACRE</u></b>	\$8,110.14

**REMARKS**

1. The Department of Agriculture recommends acceptance of these contracts.
2. The Department of General Services has reviewed the appraisals and has recommended that each appraisal "a." listed above be the appraised value of the land on which the easement is to be acquired.
- 3.\* No. 2 (Elseroad), No. 3 (Bayer), No. 5 (Elseroad), and No. 6 (Zeno) are funded entirely with County funds, which contain federal funds awarded to Baltimore County under the Farm and Ranchlands Protection Program and thus both the County and the USDA shall be joint holders of these Easements. The landowners have agreed to place additional restrictions on the farms as required by the federal program.
4. No. 4 (Hill) is also funded entirely with County funds, but MALPF will be the sole holder of the Easement.

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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**            30-LL

**DEPARTMENT OF NATURAL RESOURCES** St. Mary’s County  
(Land and Property Management)

**Tenant**                    Historic Sotterley, Inc.  
                                  P. O. Box 67  
                                  Hollywood, MD 20636

**Property Location**    Sotterley Property  
                                  St. Mary’s County, MD

Reference is made to Board of Public Works Action Agenda item 18-L approved April 30, 1997, wherein the Board of Public Works approved a lease agreement between the State of Maryland, Lessor, and Sotterley Foundation, Inc., Tenant, for the use of 14.472 acres of land containing a two story dwelling, 1 out building, and 1 fifty foot pier for the use of environmental, educational, archeological, cultural activities and programs open to the general public.

Board of Public Works approval is requested to amend the Lease Agreement as follows:

1. Tenant name change from Sotterley Foundation, Inc. to Historic Sotterley, Inc.
2. To permit the Lessee to sublet a cottage dwelling on the property to a bona fide employee of the Lessee subject to the prior approval of DNR.

All other terms and conditions shall remain the same.

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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** 31-LL**DEPARTMENT OF GENERAL SERVICES**

**Tenant** Pura Vida Holdings, LLC.  
200 E. Church Street, Ste. 5  
Salisbury, MD 21801

**Property Location** 208 E. Church Street, adjacent to 200 E. Church Street  
Salisbury, MD 21801

<b><u>Space Type</u></b>	Land	<b><u>Lease Type</u></b>	New	<b><u>Acre(s)</u></b>	0.0896 +/-
<b><u>Duration</u></b>	20 Years	<b><u>Effective</u></b>	March 1, 2010		
<b><u>Annual Rent</u></b>	\$1.00				

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

**Special Conditions**

1. Tenant is to use the Demised Premises for the purpose of constructing additional parking for the adjacent improved property at 200 E. Church Street.
2. This Lease contains a termination for convenience clause.
3. This Lease contains two (2) options to renew for twenty (20) years.
4. This Lease is contingent upon approve of its companion Item 32-LT for 2,500 sf.
5. The Lessee's use and occupancy of the Demised Premises shall be in compliance with the requirements of all applicable Federal, State, and local laws, ordinances, rules and regulations, including all applicable regulations and policies promulgated by the State of Maryland, the Departments of General Services and Natural Resources, Wicomico County and the City of Salisbury.



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

**TENANT LEASE**

**ITEM**            32-LT

**DEPARTMENT OF GENERAL SERVICES**      Wicomico County

**Landlord**                    Pura Vida Holdings, LLC  
200 E. Church Street, Ste. 5  
Salisbury, MD 21801

**Property Location**      Old Water Street  
Salisbury, MD 21801

<b><u>Space Type</u></b>	Parking	<b><u>Lease Type</u></b>	New	<b><u>Square Feet</u></b>	2,500 +/-
<b><u>Duration</u></b>	20 Years	<b><u>Effective</u></b>	March 1, 2010		
<b><u>Annual Rent</u></b>	\$1.00				

<b><u>Utilities Responsibility</u></b>	Tenant
<b><u>Custodial Responsibility</u></b>	Tenant
<b><u>Previous Board Action(s)</u></b>	N/A

**Fund Source**            33551 07 05

**Remarks**

1. These spaces will be used by visitors conducting business at the Salisbury Multi-Service Center.
2. This Lease contains a termination for convenience clause.
3. This Lease contains two (2) options to renew for twenty (20) years each.
4. This lease is contingent upon approval of its companion Item 31-LL for 0.0896 acres.

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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**           33-LT**JUDICIARY OF MARYLAND**  
(District Court)Cambridge, MD  
Dorchester County**DEPARTMENT OF PUBLIC SAFETY AND**  
**CORRECTIONAL SERVICES**  
(Parole and Probation)**OFFICE OF THE PUBLIC DEFENDER****DEPARTMENT OF JUVENILE SERVICES**  
(Regional Office)**Landlord**           SMR Investments, LTD  
105 Pearl Street  
Snow Hill, MD 21613**Property Location** 310 W. Gay Street, 1<sup>st</sup> and 2<sup>nd</sup> floors  
Cambridge, MD 21613

<b><u>Space Type</u></b>	Office	<b><u>Lease Type</u></b>	Renewal	<b><u>Square Feet</u></b>
<b><u>Duration</u></b>	10 Years	<b><u>Effective</u></b>	March 1, 2010	JUDC     8,228
<b><u>Annual Rent</u></b>	\$243,943.84 avg	<b><u>Square Foot Rate</u></b>	\$15.64 avg	DPSCS   3,100
		<b><u>Prev. Sq. Ft. Rate</u></b>	\$14.10 avg.	OPD     1,808
				DJS     1,575
				TOTAL  14,711

**Utilities Responsibility**     Landlord**Custodial Responsibility**   Landlord**Previous Board Action(s)**JUDC: Item 20-L dated 07/21/2004; Item 44-L dated 09/02/1998; Item 24-L dated 06/28/1995;  
Item 14-L dated 08/05/1992.

DPSCS: Item 20-L dated 07/21/2004; Item 32-L dated 09/23/1998; Item 21-L dated 06/30/1993

OPD: Item 20-L dated 07/21/2004; 05/19/1993 dated 11-L; Item 43-L dated 09/02/1998

DJS: Item 17-L dated 07/06/2005; Item 9-L dated 04/05/2000; Item 9-1 dated 05/18/1994

**Retro-Active Lease:**

Board of Public Works is requested to retroactively approve the leasing of this space for the 28 day period that lapsed from February 1, 2010 to February 28, 2010 pursuant to the State Finance and Procurement Article 11-204(c).

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

**TENANT LEASE**

**ITEM**           33-LT (Cont.)

**Special Conditions**

1. The lease contains escalations/de-escalations for custodial services and real estate taxes.
2. The lease contains an option to renew for five (5) years.
3. The lease incorporates three (3) reserved and twenty-two (12) use-in-common parking spaces.

**Remarks**

1. The District Court uses its space for courtrooms, offices, dead file storage and file stripping; The Department of Public Safety and Correctional Services, Office of Criminal Supervision uses its space for administrative and client contact and to administer the monitoring and supervising of persons under the court's supervision; The Office of the Public Defender uses its space for Public Defender attorneys for administration and client contact purposes; The Department of Juvenile Services uses its space as a field office for administration and client contact.
2. The rental rate for District Court will be \$17.50 for years 1-5 \$18.37 for years 6-10. The rental rate for DJS, DPSCS and OPD will be \$14.50 for years 1-5 and \$15.22 for years 6-10.
3. The lease contains a termination for convenience clause.
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.

---

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** 34-LT**JUDICIARY OF MARYLAND**  
(District Court)Cambridge, MD  
Dorchester County**DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES**  
(Parole and Probation)**OFFICE OF THE PUBLIC DEFENDER****DEPARTMENT OF JUVENILE SERVICES**  
(Regional Office)**Landlord** SMR Investments, LTD  
105 Pearl Street  
Snow Hill, MD 21613**Property Location** 310 W. Gay Street, 1<sup>st</sup> and 2<sup>nd</sup> floors  
Cambridge, MD 21613

<b><u>Space Type</u></b>	Office	<b><u>Lease Type</u></b>	Renewal	<b><u>Square Feet</u></b>
<b><u>Duration</u></b>	10 Years	<b><u>Effective</u></b>	March 1, 2010	JUDC 8,228
<b><u>Annual Rent</u></b>	\$243,943.84 avg	<b><u>Square Foot Rate</u></b>	\$15.64 avg	DPSCS 3,100
		<b><u>Prev. Sq. Ft. Rate</u></b>	\$14.10 avg.	OPD 1,808
				DJS 1,575
<b><u>Utilities Responsibility</u></b>	Landlord			TOTAL 14,711
<b><u>Custodial Responsibility</u></b>	Landlord			

**Previous Board Action(s)**JUDC: Item 20-L dated 07/21/2004; Item 44-L dated 09/02/1998; Item 24-L dated 06/28/1995;  
Item 14-L dated 08/05/1992.

DPSCS: Item 20-L dated 07/21/2004; Item 32-L dated 09/23/1998; Item 21-L dated 06/30/1993

OPD: Item 20-L dated 07/21/2004; 05/19/1993 dated 11-L; Item 43-L dated 09/02/1998

DJS: Item 17-L dated 07/06/2005; Item 9-L dated 04/05/2000; Item 9-1 dated 05/18/1994

**Retro-Active Lease:**

Board of Public Works is requested to retroactively approve the leasing of this space for the 28 day period that lapsed from February 1, 2010 to February 28, 2010 pursuant to the State Finance and Procurement Article 11-204(c).

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

**TENANT LEASE**

**ITEM**           34-LT (Cont.)

**Special Conditions**

1. The lease contains escalations/de-escalations for custodial services and real estate taxes.
2. The lease contains an option to renew for five (5) years.
3. The lease incorporates three (3) reserved and twenty-two (12) use-in-common parking spaces.

**Remarks**

1. The District Court uses its space for courtrooms, offices, dead file storage and file stripping; The Department of Public Safety and Correctional Services, Office of Criminal Supervision uses its space for administrative and client contact and to administer the monitoring and supervising of persons under the court's supervision; The Office of the Public Defender uses its space for Public Defender attorneys for administration and client contact purposes; The Department of Juvenile Services uses its space as a field office for administration and client contact.
2. The rental rate for District Court will be \$17.50 for years 1-5 \$18.37 for years 6-10. The rental rate for DJS, DPSCS and OPD will be \$14.50 for years 1-5 and \$15.22 for years 6-10.
3. The lease contains a termination for convenience clause.
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.

---

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** 35-LT

**DEPARTMENT OF PUBLIC SAFETY** Rockville  
**& CORRECTIONAL SERVICES** Montgomery County  
(Parole and Probation Office of Criminal Supervision)  
(Drinking Driver Monitor Program)  
(Break the Cycle)

**Landlord** Fanaroff and Steppa Partnership  
981 Rollins Avenue  
Montgomery, MD 20849

**Property Location** 979 Rollins Avenue  
Montgomery, MD 20849

<b><u>Space Type</u></b>	Office	<b><u>Lease Type</u></b>	Renewal	<b><u>Square Feet</u></b>	7,706
<b><u>Duration</u></b>	10 Years	<b><u>Effective</u></b>	June 12, 2010		
<b><u>Annual Rent</u></b>	\$184,944.00 (Avg.)	<b><u>Square Foot Rate</u></b>	\$24.00 (Avg.)		
<b><u>Previous Square Foot Rate</u></b>	\$26.77				
<b><u>Effective Square Foot Rate</u></b>	\$28.00 (Avg.)				
<b><u>Previous Eff. Square Foot Rate</u></b>	\$30.77				

**Utilities Responsibility** Tenant  
**Custodial Responsibility** Tenant  
**Previous Board Action(s)** 12/15/1999 – 19-L

<b><u>Fund Source</u></b>	Criminal Supervision	35.03.02	32110 ABOJ 1310	28%	General	\$ 51,784.32
	DDMP	35.03.02	32213 ABOJ 1310	12%	General	\$ 22,193.28
	Break the Cycle	35.03.02	32810 ABOJ 1310	60%	General	<u>\$110,966.40</u>
<b>Total</b>						\$184,944.00

**Special Conditions**

1. The lease contains escalations/de-escalations for real estate taxes.
2. The per net usable square foot (nurf) rental rate will be \$19.00 for years 1 and 2, \$23.00 for years 3 and 4, \$25.00 for years 5 to 7, and \$27.00 for years 8 to 10.
3. The lease incorporates twenty-three (23) use-in-common parking spaces at no cost to the State.



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

**TENANT LEASE****ITEM**        35-LT (Cont.)**Remarks**

1. This space has been used since June 12, 1999 as administrative and client contact offices for the Division of Parole and Probation Office of Criminal Supervision, the Drinking Driver Monitor Program and Break the Cycle. The Office of Criminal Supervision is responsible for monitoring and supervising the activities of those persons under the court's supervision residing in the community. The Drinking Driver Monitor Program Office supervises and administers Breathalyzer tests to those persons mandated to participate in the program by the courts. Break the Cycle provide educational programs to help offenders correct destructive behaviors. This space will also serve as a urinalysis collection site.
2. The lease contains a termination for convenience clause.
3. Through negotiations the Department of General Services secured a rental cost savings of \$213,456.20 over the term of the lease by reducing the Landlord's existing rental rate by an average of \$2.77 per nusef.
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** 36-LT**DEPARTMENT OF NATURAL RESOURCES** Washington County  
(Fisheries Service)**Landlord** John R. Hoffman and Debbie J. Hoffman  
14013 Broadfording Road  
Clear Spring, MD 21722**Property Location** 14333 Spickler Road  
Clear Spring, MD 21722

<b><u>Space Type</u></b>	Land/Ponds	<b><u>Lease Type</u></b>	New	<b><u>Acre(s)</u></b>	1 Acre
<b><u>Duration</u></b>	5 Years	<b><u>Effective</u></b>	March 1, 2010		
<b><u>Annual Rent</u></b>	\$5,500.00				

**Utilities Responsibility** Tenant**Custodial Responsibility** Tenant**Previous Board Action(s)** 11/17/04 – Item # 17-LT**Fund Source** 100% Special Fund K00A1701 PCA QL013 Object 13.01

**History/Administrative Review** Review of the lease file for this location indicates that the agency has continually occupied this space since July 1, 2004. From July 1, 2009, thru February 28, 2010, the agency occupied the space without a lease agreement for a period of eight (8) months. The Board of Public Works is requested to retroactively approve the leasing of this space for a period of eight (8) months pursuant to the State Finance and Procurement Article 11-204(c).

**Remarks**

1. The Demised Premises contain one (1) acre of land with four (4) concrete fish raceway ponds that are used for growing trout to stock the water of Maryland for angler harvest. Approximately 30,000 fish are raised and harvested annually.
2. The lease contains a termination for convenience clause.

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

**TENANT LEASE**

**ITEM**        36-LT (Cont.)

3. 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**

**CAPITAL GRANTS AND LOANS**

**ITEM**            37-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 Calvert Memorial Hospital, Inc. (Calvert County)  
Calvert Memorial Hospital*

*“To assist in the design, construction, renovation, and expansion of the Infusion  
Therapy Center at Calvert Memorial Hospital.”*

**\$800,000.00**

*Maryland Consolidated Capital Bond Loan of 2009 (MHA - Chapter 485, Acts of 2009)  
DGS Item G025, SL-022-090-038*

**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 Calvert Memorial Hospital, Inc. has submitted documentation that it has in excess \$800,000.00 in a financial institution to meet the matching fund requirement for this project.

<b><u>BACKGROUND</u></b>	Total Project	\$2,211,639.00
	<b>09-G025 (This Action)</b>	<b>\$ 800,000.00</b>
	Local Cost	\$1,411,639.00

**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**            38-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:

***Town of North Beach (Calvert County)***

*North Beach Town Hall Construction*

*“For the design and construction of the North Beach Town Hall, located in North Beach.”*

***\$250,000.00***

*Maryland Consolidated Capital Bond Loan of 2008 (LSI - Chapter 336, Acts of 2008)  
DGS Item G054, SL-043-080-038*

**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 Town of North Beach has submitted documentation that it has \$250,239.93 in a financial institution to meet their matching fund requirement for this project.

<b><u>BACKGROUND</u></b>	Total Project	\$2,092,215.00
	<b>08-G054 (This Action)</b>	<b>\$ 250,000.00</b>
	Local Cost	\$1,842,215.00

**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**            39-CGL

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

***Town of Poolesville (Montgomery County)***

*Poolesville Skate Park*

*“For the planning, design, and construction of a skate park, located in Poolesville.”*

***\$100,000.00 with a match of \$100,000.00***

*Maryland Consolidated Capital Bond Loan of 2009 (LHI - Chapter 485, Acts of 2009)  
DGS Item G067*

***\$75,000.00 with a match of \$30,000.00***

*Maryland Consolidated Capital Bond Loan of 2009 (LSI - Chapter 485, Acts of 2009)  
DGS Item G123, SL-021-090-038*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund and the BPW to certify a matching fund no later than June 1, 2011. The Town of Poolesville is utilizing the value of property to meet the matching fund requirement for this project. The DGS Real Estate Office has reviewed the appraisal for N/S Wootton Avenue in Poolesville and has approved a value of \$505,000.00.

<b><u>BACKGROUND</u></b>	Total Project	\$589,000.00
	<b>09-G067 (This Action)</b>	<b>\$100,000.00</b>
	<b>09-G123 (This Action)</b>	<b>\$ 75,000.00</b>
	Local Cost	\$414,000.00

**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**           40-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:

*County Executive and County Council of Prince George’s County  
(Prince George’s County)*

*Prince George’s County Detention Center*

*“To assist in the expansion of the Prince George’s County Detention Center.”*

***\$7,635,000.00***

*Maryland Consolidated Capital Bond Loan of 2009 (LJ&DC, Chapter 485, Acts of 2009)  
DGS Item G148, (CJ-002-971-038)*

**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 County Executive and County Council of Prince George’s County submitted documentation that it has \$8,450,000.00 in G.O. Bonds to meet their matching fund requirement for this project.

**BACKGROUND**

Total Project	\$25,770,000.00
<b>09-G148 (This Action)</b>	<b>\$ 7,635,000.00</b>
07-G180 (Prior Action)	\$ 358,000.00
06-G197 (Prior Action)	\$ 136,498.73
06-G197 (Prior Action)	\$ 220,501.27
04-G089 (Prior Action)	\$ 1,214,000.00
03-G022 (Prior Action)	\$ 72,000.00
03-G021 (Prior Action)	\$ 451,000.00
01-G011 (Prior Action)	\$ 354,000.00
01-G008 (Prior Action)	\$ 1,407,000.00
00-G011 (Prior Action)	\$ 1,176,000.00
99-G012 (Prior Action)	\$ 798,000.00
Local Cost	\$11,948,000.00*

\*Grantee match requirements are equal to the grant amount with the exception of 03-G021 at \$289,000.00; 01-G011 at \$201,000.00; 01-G008 at \$926,000.00; 00-G011 at \$805,000.00 and 99-G012 at \$91,000.00.

(Prior Actions: 02/14/07 Agenda, Item 22-CGL; 04/13/05 Agenda, Item 19-CGL; 04/02/08 Agenda, Item 21-CGL; and 3/18/09, Item 22-CGL)

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

**CAPITAL GRANTS AND LOANS**

**ITEM**        40-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**           41-CGL

**DEPARTMENT OF JUVENILE SERVICES**

**NAME OF GRANTEE/BORROWER**                               National Center for Children and Families  
6301 Greentree Road-Bethesda, MD 20817

**PROJECT NO. AND TITLE**                                       SL-016-040-038;  
New Youth Activities Center (YAC)

**DESCRIPTION**   Approval is requested for a State grant to  
National Center for Children and Families (NCCF) in the amount of \$1,682,825.00 to assist in  
the construction of the Youth Activities Center to be sited on their campus located at 6301  
Greentree Road, Montgomery County, Bethesda, MD.

The 20,145 gross square foot building consists of a two-story gymnasium with a stage at one end and an adjoining three-story activity facility that includes food preparation and dining/ activities on the lower level. Activity/meeting rooms and a chapel are located on the main level and classrooms and studios on the upper level. The complex will provide dining and recreation for the entire population of NCCF and has been designed with low maintenance and durability in mind.

The structure of the building is a combination of masonry bearing, concrete framing, steel framing and wood trusses. The lower level is concrete slab on grade and the upper floors are concrete as well. Exterior finishes include split faced masonry units, synthetic plaster (E.I.F.S.), and painted wood trim. All glazed units and door units are clad and insulated. The gable areas of the roof of the Activity Center are covered with fiberglass shingles. The roof of the gymnasium is prefinished standing seam metal. All exterior finishes were selected to be compatible with the exterior finishes of the existing buildings on campus.

**PROCUREMENT METHOD**   Competitive Sealed Bidding

<b><u>BIDS OR PROPOSALS</u></b>	<b><u>AMOUNT</u></b>
Vantage Construction Corporation, Virginia	\$3,928,245.00
Coakley Williams Contracting, Maryland	\$4,140,983.00
Hamel Commercial Inc., Maryland	\$4,159,284.00

**AWARD**   Vantage Construction Corporation  
Sterling, VA 20166



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

**CAPITAL GRANTS AND LOANS**

**ITEM**            42-CGL

**DEPARTMENT OF HEALTH AND MENTAL HYGIENE**

**NAME OF GRANTEE/BORROWER**

Housing Unlimited, Inc.  
1398 Lambertson Drive, Suite G1  
Silver Spring, MD 20902

**PROJECT NO. AND TITLE**

MHA-CB-20804-09;  
Acquisition of 1516 Regent Manor Court  
Silver Spring, MD 20904 (Montgomery Co.)

**DESCRIPTION**

Approval is requested for a State grant of \$152,011.00 to assist Housing Unlimited, Inc. (HUI), a nonprofit organization, in the cost of acquiring a three-bedroom town home with 1,320 net square feet of space at 1516 Regent Manor Court, Silver Spring, MD 20904. The contract price is \$202,682.00, and the home will provide housing for three mentally ill adults. This home is part of the Moderately Priced Dwelling Unit (MPDU) program in Montgomery County. Housing units that are part of this program contain a 30-year restrictive covenant that prohibits their sale on the open market. During that period, the units can be offered only to a population pre-qualified by Montgomery County for less than market rates. Two appraisals were obtained for the property; both have been reviewed by the Department of General Services. The appraisals are as follows:

Melville E. Peters - \$203,000.00  
Laura G. Lamb - \$210,000.00

Based on these appraisals, the Department of General Services approved the fair market value of the real estate at \$203,000.00.

**AMOUNT**

\$202,682.00

**FUND SOURCE**

\$ 50,671.00 (25%) - Applicant's Share  
(Montgomery County)  
\$152,011.00 (75%) - State's Share  
(MCCB Loan 2008,  
Community Health  
Facilities Funds)





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

**CAPITAL GRANTS AND LOANS**

**ITEM**            43-CGL (Cont.)

**BIDS OR PROPOSALS (Cont.)**

A TEC Construction - Elkridge, MD  
GOEL - Washington, DC

**AMOUNT**

\$2,775,000.00  
\$2,866,000.00

**AWARD**

Wheatley Construction  
Princess Anne, MD

**AMOUNT**

\$2,330,209.00

**REMARKS**

This project will provide a permanent facility for a continuum of clinical services for adolescent and adult addictions clients. Approximately 18,000 gross square feet of space must be renovated at the former Westover Elementary School to provide space for the addictions programs of the Somerset County Health Department. As a result of this project, the health department will be able to move its addictions services from an inadequate leased site and serve an additional 130 individuals per year, for a total of 630 individuals.

In accordance with Section 24-606(d), Health-General Article, *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 Somerset County before the State makes any funds available for this 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.

**FUND SOURCES**

\$814,584.00 (34.96%) - Applicant's Share  
Somerset County Appropriation  
\$1,515,625.00 (65.04%) - State's Share  
MCCB Loan 2008, Community Health  
Facilities Funds

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



