### **CONSTRUCTION MODIFICATION**

**ITEM** 22-C-MOD

**DEPARTMENT OF HEALTH AND**Chief Medical Forensic Medical Center

MENTAL HYGIENE 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

<u>CONTRACT DESCRIPTION</u> 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%

### **CONSTRUCTION MODIFICATION**

<u>ITEM</u> 22-C-MOD (Cont.)

**ORIGINAL PROCUREMENT METHOD** Competitive Sealed Proposals

ORIGINAL MBE PARTICIPATION 25%

<u>REMARKS</u> 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

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

### **MAINTENANCE CONTRACT**

<u>ITEM</u> 23-M

**DEPARTMENT OF HEALTH AND** Thomas B. Finan Center

MENTAL HYGIENE Cumberland, MD

**CONTRACT NO. AND TITLE** Project No. MA-000-100-001;

Patient Environmental Improvements

ADPICS NO. 001B0400456

<u>**DESCRIPTION**</u> 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	<b>AMOUNT</b>
Daystar Builders Inc.	\$218,492.00
Grantsville, MD	
Callas Contractors, Inc.	\$251,365.00
Hagerstown, MD	
Baltimore Contractors, Inc.	\$253,098.00
Baltimore, MD	
Building Systems, Inc.	\$265,090.00
Hagerstown, MD	
Harbel, Inc.	\$285,613.00
Cumberland, MD	

<u>AWARD</u> Daystar Builders, Inc.

Grantsville, MD

**AMOUNT** \$218,492.00

**TERM** 180 Days from Notice to Proceed

MBE PARTICIPATION 35%

PERFORMANCE BOND 100%

### **MAINTENANCE CONTRACT**

<u>**ITEM**</u> 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

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

#### **MAINTENANCE CONTRACT**

<u>ITEM</u> 24-M

**DEPARTMENT OF HEALTH AND** Springfield Hospital Center

MENTAL HYGIENE Sykesville, MD

**CONTRACT NO. AND TITLE** Project No. S-000-101-001;

Replace Doors and Hardware ADPICS NO. 001B0400492

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

### **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

### **MAINTENANCE CONTRACT**

<u>ITEM</u> 25-M

**DEPARTMENT OF HEALTH AND** Spring Grove Hospital Center

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

### **MAINTENANCE CONTRACT**

<u>**ITEM**</u> 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

**MAINTENANCE CONTRACT** 

<u>ITEM</u> 25-M (Cont.)

<u>TAX COMPLIANCE NO</u>. 10-3356-1111

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

### **MAINTENANCE CONTRACT**

<u>ITEM</u> 26-M

**DEPARTMENT OF GENERAL SERVICES** 201 W. Preston Street

Baltimore, MD

CONTRACT NO. AND TITLE BB-695-071-001;

Upgrade of Fire Alarm System ADPICS NO. 001B0400473

<u>**DESCRIPTION**</u> Approval requested for a contract that provides for the removal and replacement of building fire alarm system. Work includes providing a new addressable fire alarm control panel and voice evacuation system. Also included

in this project is a new notification and initiation devices with new cable along with a new annunciation panel at the entrance of the building. A panel capable of interfacing with the existing central station, located in the security office of 301 W. Preston St will be installed.

#### PROCUREMENT METHOD

### Competitive Sealed Bidding

BIDS OR PROPOSALS	<b>AMOUNT</b>
Ark Systems, Inc Columbia, MD	\$ 775,530.00
Lee's Electrical Contracting LLC - Rosedale, MD	\$ 795,291.00
Gooseworks Inc E. Petersburg, PA	\$ 813,100.00
SPC Inc Jessup, MD	\$ 870.620.00
1 <sup>st</sup> Electric, Inc - Baltimore, MD	\$ 926,640.00
Arica Consulting & Contracting LLC - Jessup MD	\$ 984,225.00
Alarm Tech Solutions LLC - Severn, MD	\$1,033,337.00
AVA Electric Company - Capital Heights, MD	\$1,110,088.00
D'vorak, LLC - Baltimore, MD	\$1,150,050.00

AWARD Ark Systems, Inc.
Columbia, MD

**AMOUNT** \$775,530.00

MBE PARTICIPATION 17.5%

**PERFORMANCE BOND** 100% of the Full Contract Amount

#### **MAINTENANCE CONTRACT**

<u>**ITEM**</u> 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

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

APPROVED DISAPPROVED

DEFERRED

**WITHDRAWN** 

WITH DISCUSSION

### **GENERAL/MISCELLANEOUS**

<u>**ITEM**</u> 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. <u>Department of Health and Mental Hygiene</u> 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

### **GENERAL/MISCELLANEOUS**

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

B. <u>Department of Health and Mental Hygiene</u> Springfield Hospital Center

Sykesville, MD

<u>**DESCRIPTION**</u> 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

#### **GENERAL/MISCELLANEOUS**

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

C. <u>Department of Health and Mental Hygiene</u> Springfield Hospital Center

Sykesville, Md.

<u>DESCRIPTION</u> Approval is requested for a contract to replace the existing sinks and vanities with one piece anti-ligature sinks equipped with controls and to relocate or cover piping in the sink areas in five (5) patient occupied buildings at the Springfield Hospital Center in Sykesville, Carroll County.

**REMARKS**The replacement of the existing sinks and vanities with one piece anti-ligature sinks and the relocation and covering of the associated piping will ensure a patient could not utilize the new fixtures to harm themselves.

CONTRACT NO. AND TITLE S-000-102-001;

Modify Bathrooms ADPICS NO.

**PROCUREMENT METHOD** Competitive Sealed Bidding

**AWARD** Conditioned Air Systems, Inc.

Frederick, MD

**AMOUNT** \$162,240.00

TERM 120 Days from Notice to Proceed

MBE PARTICIPATION 15 %

FUND SOURCE MCCBL 2009/Item 023

(Provide funds to construct Patient Safety Improvements at Psychiatric Hospitals and

#### **GENERAL/MISCELLANEOUS**

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

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

Catonsville, MD

<u>**DESCRIPTION**</u> 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

### **GENERAL/MISCELLANEOUS**

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

E. <u>Department of General Services</u> Hagerstown Community College

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

**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.

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

Heery International, Inc. **AWARD** 

Baltimore, MD

\$25,860.00 **AMOUNT** 

MCCBL 2007/ Item 045-(Provide Funds to **FUND SOURCE** 

> 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.

#### **GENERAL/MISCELLANEOUS**

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

**REMARKS** 

Indefinite Quantity Contract (IQC) DGS-08-

020-IQC was developed for DGS to provide building system commissioning services for multiple construction projects with fees \$200,000.00 or less. Under this agreement individual contract awards may not exceed \$200,000.00. The expiration date of this contract (DGS-08-020-IQC) is December 23, 2010.

CONTRACT NO. & TITLE Project No. BA-659-075-003,

Renovations to the Thomas Hunter Lowe House of Delegates Office

Building, Annapolis, MD (Commissioning)

ADPICS NO. 001B0400503

**PROCUREMENT METHOD**Maryland Architectural and Engineering

Services Act

AWARD Sebesta Blomberg & Associates

Arlington, VA

**AMOUNT** \$135,018.00

MBE PARTICIPATION 15.69%

**FUND SOURCE** \$97,783.87 MCCBL 2008/Item 007

(Provide Funds to Design Alterations and renovations to the Lowe House Office

Building)

\$37,234.13 MCCBL 2009/Item 005 (Provide Funds to Construct and equip Alterations and Renovations to the Lowe

House Office Building)

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

### **REAL PROPERTY**

<u>ITEM</u> 28-RP

**DEPARTMENT OF NATURAL RESOURCES** Granat / Funk Property

13.96 acres

**Baltimore County** 

File # 54-0008, POS #4059

**REFERENCE** Approval is requested for the acquisition of the Granat / Funk property, an unimproved mostly wooded property which lies adjacent to the

Soldiers Delight Natural Environment Area (NEA).

Located along the largest serpentine barrens in Maryland, Soldiers Delight Natural (NEA) is a unique environment. These barrens are underlain by serpentinite, a rock that contains very little quartz and aluminum-bearing minerals and consists mainly of serpentine. When serpentinite weathers most of the rock dissolves leaving behind a thin, sand- and clay-poor soil, which is easily eroded. Typically a serpentine barren is sparsely vegetated and contains scrub oak, pine, cedar, grasses and unique and rare wildflowers.

The Soldiers Delight Serpentine Barrens comprise over 39 rare, threatened or endangered plant species as well as rare insects, rocks and minerals. This acquisition provides an excellent opportunity to protect and buffer Soldiers Delight NEA. The parcel lies within a Target Ecological Area (TEA) and has received an ecological ranking of 116 under the new Program Open Space Targeting System.

The Agreement of Sale has been approved by the Office of the Attorney General. Title and transfer agreements are subject to legal review.

**GRANTOR** Miriam Granat as to a ¼ interest, Ruth R.

Granat as to a ¼ interest, and Samuel Funk

and Fannye Funk as to a ½ interest

**GRANTEE** The State of Maryland, to the use of the

Department of Natural Resources

**PROPERTY** 13.96 +/- acres unimproved

**PRICE** \$371,450.00

The sales price represents a negotiated discount from the recommended value (\$391,000) to the State of Maryland of \$19,550 or 5%.

### **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.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

### **REAL PROPERTY**

29-RP **ITEM** 

**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.

### **REAL PROPERTY**

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

Grantor FAMILY LOTS	<b>Property</b>	<u>Price</u>	
Talbot County 1.Mark & Victoria Sump 20-02-06	63 Ac Less 1 acre Per dwelling	\$ 292,876.02 \$ 4,723.81	
a. Peters (fee) b. Turner (fee) Review Appraiser: Andrews	(Appraised Value) \$508,400.00 \$477,000.00	(Agricultural Value) \$58,933.00 \$58,933.00	(Easement Value) \$449,467.00 \$418,067.00
UNRESTRICTED LOTS Baltimore County 2.Ruth & Samuel Elsroad 03-08-06	38 Ac	\$380,000.00 * \$ 10,000.00	
a. Kelleher (staff) b. Benfield (fee) c. Page (fee) Review Appraiser: Kelleher	(Appraised Value) \$646,000.00 \$532,000.00 \$760,000.00	(Agricultural Value) \$16,495.36 \$16,495.36 \$16,495.36	(Easement Value) \$629,504.64 \$515,504.64 \$743,504.64
3.Jeffrey & Patricia Bayer 03-08-10	67.169Ac	\$470,183.00* \$ 7,000.00/	acre
a. Kelleher (staff) b. Benfield (fee) c. Page (fee) Review Appraiser: Kelleher	(Appraised Value) \$674,000.00 \$539,200.00 \$795,300.00	(Agricultural Value) \$36,623.35 \$36,623.35 \$36,623.35	(Easement Value) \$637,376.65 \$502,576.65 \$758,676.65

#### **REAL PROPERTY**

<u>ITEM</u> 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

### **REAL PROPERTY**

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

**TOTAL ACRES (TA)** 312.79

TA LESS DWELLINGS 308.79

**AVERAGE PRICE PER ACRE** \$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.

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

APPROVED DISAPPROVED

DEFERRED

**WITHDRAWN** 

WITH DISCUSSION

#### **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.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

### **LANDLORD LEASE**

<u>**ITEM**</u> 31-LL

### **DEPARTMENT OF GENERAL SERVICES**

<u>Tenant</u> 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

**Space Type** Land **Lease Type** New **Acre(s)** 0.0896 +/-

**Duration** 20 Years **Effective** March 1, 2010

Annual Rent \$1.00

Utilities ResponsibilityTenantCustodial ResponsibilityTenantPrevious 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.

L	A	N	ID	L	O	$\mathbf{R}$	D	L	E	A	S	$\mathbf{E}$
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**ITEM** 31-LL (Cont.)

Remarks

The Clearinghouse conducted an intergovernmental review of the project under MD20090213-0128 and has recommended to change the use and lease +/- 0.0896 acres of unimproved land at the Salisbury District Court/Multi Service Center to the adjacent property owner. The adjacent property owner plans to use the land to provide parking for his business. It is further recommended that efforts be taken to minimize tree loss on the site, and to adhere to Critical Area regulations.

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

APPROVED

DISAPPROVED

DEFERRED

**WITHDRAWN** 

WITH DISCUSSION

**TENANT LEASE** 

<u>**ITEM**</u> 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

**Space Type** Parking **Lease Type** New **Square Feet** 2,500 +/-

**Duration** 20 Years **Effective** March 1, 2010

**Annual Rent** \$1.00

Utilities ResponsibilityTenantCustodial ResponsibilityTenantPrevious Board Action(s)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.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

#### **TENANT LEASE**

<u>**ITEM**</u> 33-LT

JUDICIARY OF MARYLAND

Dorchester County

Cambridge, MD

(District Court)

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

Space Type	Office	Lease Ty	<b>pe</b> Renewal	<u>Square l</u>	<u>Feet</u>
<b>Duration</b>	10 Years	<b>Effective</b>	March 1, 2010	JUDC	8,228
<b>Annual Rent</b>	\$243,943.84 a	vg <u>Square F</u>	<b>'oot Rate</b> \$15.64 avg	DPSCS	3,100
		Prev. Sq.	<b>Ft. Rate</b> \$14.10 avg.	OPD	1,808
				DJS	1,575
<b>Utilities Resp</b>	onsibility	Landlord		TOTAL	14,711

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 0706/2005; Item 9-L dated 04/05/2000; Item 9-l 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).

### **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

### **TENANT LEASE**

<u>**ITEM**</u> 34-LT

JUDICIARY OF MARYLANDCambridge, MD(District Court)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

Space Type	Office	Le	ease Type	Renewal	Square F	<u>reet</u>
<b>Duration</b>	10 Years	<u>Ef</u>	<u>fective</u>	March 1, 2010	JUDC	8,228
<b>Annual Rent</b>	\$243,943.84 a	avg <u>Sq</u>	uare Foot	<b>Rate</b> \$15.64 avg	<b>DPSCS</b>	3,100
		<u>Pr</u>	ev. Sq. Ft.	<b>Rate</b> \$14.10 avg.	OPD	1,808
					DJS	1,575
<b>Utilities Resp</b>	<u>onsibility</u>	Landlord			TOTAL	14,711
<b>Custodial Res</b>	sponsibility	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 0706/2005; Item 9-L dated 04/05/2000; Item 9-l 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).

#### **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

### **TENANT LEASE**

ITEM 35-LT

**DEPARTMENT OF PUBLIC SAFETY** Rockville

<u>& CORRECTIONAL SERVICES</u> 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

**Space Type** Office **Lease Type** Renewal **Square Feet** 7,706

Duration 10 Years Effective June 12, 2010

**Annual Rent** \$184,944.00 (Avg.) **Square Foot Rate** \$24.00 (Avg.)

**Previous Square Foot Rate** \$26.77

Effective Square Foot Rate \$28.00 (Avg.) Previous Eff. Square Foot Rate \$30.77

<u>Utilities Responsibility</u> Tenant Custodial Responsibility Tenant

**Previous Board Action(s)** 12/15/1999 – 19-L

**Fund Source** 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 \$110,966.40

**Total** \$184,944.00

### **Special Conditions**

1. The lease contains escalations/de-escalations for real estate taxes.

- 2. The per net usable square foot (nusf) 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.

#### **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 nusf.
- 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

### **TENANT LEASE**

<u>**ITEM**</u> 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

**Space Type** Land/Ponds **Lease Type** New **Acre(s)** 1 Acre

**Duration** 5 Years **Effective** March 1, 2010

**Annual Rent** \$5,500.00

<u>Utilities Responsibility</u> 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 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.

#### **TENANT LEASE**

<b>ITEM</b>	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

### **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

<u>MATCHING FUND</u> 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.

 BACKGROUND
 Total Project
 \$2,211,639.00

 09-G025 (This Action)
 \$ 800,000.00

 Local Cost
 \$1,411,639.00

#### REMARKS

- (1) This action is in accordance with the enabling legislation and complies with the taxexempt 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

#### **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.

 BACKGROUND
 Total Project
 \$2,092,215.00

 08-G054 (This Action)
 \$ 250,000.00

 Local Cost
 \$1,842,215.00

#### **REMARKS**

- (1) This action is in accordance with the enabling legislation and complies with the taxexempt 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

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

#### REMARKS

- (1) This action is in accordance with the enabling legislation and complies with the taxexempt 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

#### **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
	09-G148 (This Action)	\$ 7,635,000.00
	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*

<sup>\*</sup>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)

#### **CAPITAL GRANTS AND LOANS**

**ITEM** 40-CGL (Cont.)

#### **REMARKS**

- (1) This action is in accordance with the enabling legislation and complies with the taxexempt 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

#### **CAPITAL GRANTS AND LOANS**

41-CGL **ITEM** 

#### 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

**AMOUNT** 

#### **BIDS OR PROPOSALS**

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

#### **CAPITAL GRANTS AND LOANS**

ITEM 41-CGL (Cont.)

**AMOUNT** \$3,981,921.00

REMARKS

This request is for funding through the Juvenile Facilities Capital Grant Program and is in accordance with Article 83C of the Annotated Code of Maryland. Vantage Construction Corporation was selected as the General Contractor based on their low contract bid of \$3,928,245.00, their proposed time to complete the project and an assessment of the proposals by National Center for Children and Families' contract evaluation team. After the contract was awarded to Vantage Construction Corporation, NCCF added \$53,676.00 in add alternates to the low bid which increased the final contract amount to \$3,981,921.00.

In accordance with the Juvenile Facilities Capital Grant Program, BPW approval is contingent upon notice of the State's right of recovery being filed in the land records of Montgomery County for this project.

No State funds will be disbursed until after such time as the Maryland Historical Trust has advised the Board that it has completed its review of the project.

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

**FUND SOURCE** 

\$1,682,825.00-MCCBL 2004/Item 034 \$ 150,000.00-DGS Item G084, MCCBL 2009 \$ 100,000.00-DGS Item G037, MCCBL 2009 \$2,049,096.00-National Center for Children and Families

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION

#### **CAPITAL GRANTS AND LOANS**

**ITEM** 42-CGL

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

NAME OF GRANTEE/BORROWER Housing Unlimited, Inc.

1398 Lamberton Drive, Suite G1

Silver Spring, MD 20902

MHA-CB-20804-09; **PROJECT NO. AND TITLE** 

> 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

\$ 50,671.00 (25%) - Applicant's Share **FUND SOURCE** 

(Montgomery County)

\$152,011.00 (75%) -State's Share

(MCCB Loan 2008, Community Health Facilities Funds)

#### **CAPITAL GRANTS AND LOANS**

**ITEM** 42-CGL (Cont.)

**REMARKS** The State is participating in the acquisition cost of \$202,682.00. State participation is limited to the lesser of the value approved by the Department of General Services, based upon the appraisals or the actual acquisition cost.

Established in 1994, Housing Unlimited, Inc. provides permanent, affordable, independent housing in Montgomery County for single adults with psychiatric disabilities.

Currently, HUI has a three-year waiting list of 250-300 low-income adults with mental illness who are in need of permanent, affordable housing. The tenants who will reside in this home will pay 35 percent of their net income for rent and utilities. The income for the majority of HUI tenants is Supplemental Security Income (SSI), and the maximum SSI payment for an individual is currently \$674.00 a month. In addition to these funds, Montgomery County provides \$200.00 a month for each client through the Montgomery County Rental Assistance 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 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.

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

APPROVED DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

#### **CAPITAL GRANTS AND LOANS**

**ITEM** 43-CGL

### DEPARTMENT OF HEALTHAND MENTAL HYGIENE

NAME OF GRANTEE/BORROWER **Commissioners for Somerset County** 

P.O. Box 37 Princess Anne, MD 21853

(Somerset County)

ADAA-CB-08103-01; **PROJECT NO. AND TITLE** 

> Renovation of Westover School 8928 Signpost Road Westover, MD 21871

#### **DESCRIPTION**

location.

Approval is requested for a State grant of \$1,515,625.00 to assist the Commissioners for Somerset County in the cost of renovating approximately 18,000 square feet of space at the former Westover Elementary School at 8928 Sign Post Road, Westover, MD 21871. This building will house the addictions and counseling services currently provided by the Somerset County Health Department at an inadequate rented

At its meeting on August 26, 2009, the Board approved a State grant (29-CGL) of \$84,375.00 to assist the applicant in the cost of acquiring this building. Approval of this \$1,515,625.00 award for renovations, in combination with the \$84,375.00 previously approved by the Board for acquisition of the property, makes a total grant award of \$1,600,000.00 approved for this project. A total of thirteen contractors bid on this renovation project. Two contractors offered a price that was lower than the winning bid, but the grantee considered these two lower bidders to be nonresponsive or non-responsible and thus awarded the contract to the third lowest bidder.

#### **PROCUREMENT METHOD**

#### Competitive Bidding

BIDS OR PROPOSALS	<b>AMOUNT</b>
Wheatley Construction - Princess Anne, MD	\$2,330,209.00
Obrecht Phoenix - Hunt Valley, MD	\$2,338,000.00
RBCI - Easton, MD	\$2,395,094.00
Gillis Gilkerson - Salisbury, MD	\$2,406,000.00
Hamel Builders - Elkridge, MD	\$2,562,300.00
Whiting-Turner - Newark, DE	\$2,599,000.00
Southern Builders - Salisbury, MD	\$2,623,000.00
Jaargetakis - Baltimore, MD	\$2,640,000.00
ARA - Curtis Bay, MD	\$2,721,275.23

#### **CAPITAL GRANTS AND LOANS**

**ITEM** 43-CGL (Cont.)

BIDS OR PROPOSALS (Cont.)AMOUNTATEC Construction - Elkridge, MD\$2,775,000.00GOEL - Washington, DC\$2,866,000.00

<u>AWARD</u> 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** 

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION

#### **CAPITAL GRANTS AND LOANS**

**ITEM** 44-CGL

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

NAME OF GRANTEE/BORROWER Family Health Centers of Baltimore, Inc.

> 631 Cherry Hill Road Baltimore, MD 21225

**PROJECT NO. AND TITLE** FQHC-CB-24702;

Brooklyn Health Center

Acquisition of 3540 South Hanover Street

Baltimore, MD 21225

#### **DESCRIPTION**

Approval is requested for a State grant of \$312,150.00 to assist Family Health Centers of Baltimore, Inc. (FHCB), a nonprofit Federally Qualified Health Center, in the cost of acquiring a two-story masonry building with a partial basement at 3540 South Hanover Street in Baltimore, MD 21225. This building, with approximately 21,500 gross feet of space above grade, is located on a .648-acre site. The building will be used to provide primary medical care, behavioral health care and dental care to individuals regardless of ability to pay. However, the Family Health Centers of Baltimore will target services to individuals with incomes below 200% of poverty who are uninsured or underinsured.

Family Health Centers has a contract of sale to purchase this property for \$410,000.00 in fee simple. Two appraisals were obtained for this property; both have been reviewed by the Department of General Services. The appraisals are as follows:

Eugene Frahm - \$425,000.00 James Turlington - \$370,000.00 - \$410,000.00

Based on these appraisals, the Department of General Services approved the fair market value of the real estate at \$410,000.00.

Eligible project costs are \$416,200.00. This includes \$410,000.00 for acquisition; \$3,400.00 for appraisals; and \$2,800.00 for an environmental assessment. These costs will be funded as follows:

\$416,200.00 **AWARD** 

#### **CAPITAL GRANTS AND LOANS**

**ITEM** 44-CGL (Cont.)

REMARKS

Family Health Centers of Baltimore, Inc. is a not-for-profit Federally Qualified Health Center, providing comprehensive primary care services to Baltimore communities since 1978. FHCB targets low-income families with incomes below 200% of the federal poverty level. This project will allow FHCB to replace its Brooklyn clinic with a larger facility at 3540 South Hanover Street. Federal funding has been obtained to assist with renovations of the new facility. A request for state funds for renovation will be submitted to the Board at a future date.

In accordance with Subtitle 13 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 Baltimore City.

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 SOURCE**

\$104,050.00 (25%) Applicant's Share Mortgage \$312,150.00 (75%) State Share MCCBL 2006/ Federally Qualified Health Center Funds

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

APPROVED DISAPPROVED

DEFERRED

**WITHDRAWN** 

WITH DISCUSSION