

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

May 19, 2010

	Pages
Energy Performance Modification	1 and 2
A/E Service Option	3 thru 5
Maintenance	6 thru 10
Equipment	11 and 12
General Miscellaneous	13 thru 19
Real Property	20 thru 29
Leases	30 thru 45
Capital Grants and Loans	46 thru 52

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

**ENERGY PERFORMANCE, PHASE II CONTRACT MODIFICATION**

**ITEM**            1-EP-MOD

**DEPARTMENT OF GENERAL SERVICES**

Spring Grove Hospital Center  
 Catonsville, MD

**ORIGINAL CONTRACT NO. AND TITLE**

Project No. EC-002-060-003,  
 Phase II-Energy Performance Contract at  
 Spring Grove Hospital Center  
 ADPICS NO. COD07075

**PHASE II CONTRACT APPROVED**

10/3/2007 DGS/BPW Agenda item 1-EP

**CONTRACTOR**

NORESCO LLC.  
 Fairfax, VA  
 (Local office in Baltimore, MD)

**DESCRIPTION PHASE II**

Board of Public Works approval is requested for Phase II of an energy performance contract with NORESKO to implement energy savings measure at Spring Grove Hospital Center based on the Phase I study conducted by the firm. Phase II requires NORESKO to furnish detailed engineering, construction, start-up, training, and maintenance services, and a savings guarantee for the approved program.

**MODIFICATION DESCRIPTION**

Modification #2 is to provide for full service maintenance for 8 new boilers at the 4 “Red Brick” cottages and preventive maintenance on the Dayhoff Building’s new emergency generator for thirteen (13) years.

**AMOUNT OF ORIGINAL CONTRACT**

\$27,668,129.00

**AMOUNT OF MODIFICATION**

\$434,758.00

**PRIOR MODIFICATIONS/OPTIONS**

\$1,507,203.00

**REVISED CONTRACT AMOUNT**

\$29,610,090.00

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

1.6 %

**OVERALL PERCENT +/-**

7%

**ORIGINAL MBE PARTICIPATION**

25%

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

**ENERGY PERFORMANCE, PHASE II CONTRACT MODIFICATION**

**ITEM**            1-EP-MOD (Cont.)

**ORIGINAL PROCUREMENT METHOD**

Competitive Sealed Proposal (DGS-03-EPC-IDC-4.0: Agreement to Provide Energy Services for the Development and Implementation of Energy Performance Projects with Phase I Fees \$200,000 or less)

**REMARKS**

This work is requested by Spring Grove Hospital Center to fully maintain its recently installed boilers at the four (4) “Red Brick” buildings area for a 13-year maintenance contract period. The above mentioned boilers were installed as part decentralized plan to abandon the old centralized steam plant with its deteriorating piping system.

Maintenance Service was not included in the Phase II purchase of equipment because of an oversight. There have been no price increases since the time of the equipment purchase.

**FUND SOURCE**

\$434,758.00 (SGHC Operating Budget over 13 years)

**RESIDENT BUSINESS**

Yes

**MD TAX CLEARANCE**

10-3451-1111

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

**A/E SERVICE CONTRACT RENEWAL OPTION**

**ITEM**            2-AE-OPTION

**DEPARTMENT OF GENERAL SERVICES**

**CONTRACT NO. AND TITLE**

Project No. DGS-08-004-IQC;  
Professional Services Agreement  
to Provide Mechanical, Electrical  
and Plumbing Engineering Services  
to the Department of General Services  
for Multiple Construction Projects  
with Fees Less than \$200,000  
and Greater Than \$25,000  
ADPICS NO.  
001B1400008, Kibart, Inc.  
001B1400009, M S Engineers, Inc.  
001B1400010, Mueller Associates, Inc.  
001B1400011, Gipe Associates, Inc.  
001B1400012, Sidhu Associates, Inc.  
001B1400013, SchlengerPitz & Assoc. Inc.

**ORIGINAL CONTRACT APPROVED**

7/2/2008 DGS/BPW Item 1-AE

**ORIGINAL PROCUREMENT METHOD**

Maryland Architectural and Engineering  
Services Act

**CONTRACTORS**

**Project**            **Contract**  
**Limit**            **Limit**

Kibart, Inc. - Towson, MD	\$200,000.00	\$500,000.00
M S Engineers, Inc. - Columbia, MD	\$200,000.00	\$500,000.00
Mueller Associates, Inc. - Baltimore, MD	\$200,000.00	\$500,000.00
Gipe Associates, Inc. - Baltimore, MD	\$200,000.00	\$500,000.00
Sidhu Associates, Inc. - Hunt Valley, MD	\$200,000.00	\$500,000.00
SchlengerPitz & Associates, Inc. - Timonium, MD	\$200,000.00	\$500,000.00

**DESCRIPTION**

The State is exercising its sole renewal option on this Indefinite Quantity Contract to provide mechanical, electrical and plumbing engineering services for multiple construction projects for a period of two (2) years beginning July 7, 2010 through July 6, 2012 in accordance with the original terms, conditions, and limits.



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

**A/E SERVICE CONTRACT RENEWAL OPTION**

**ITEM**            2-AE-OPTION (Cont.)

**TAX COMPLIANCE NO.**

- 10-3924-0111, Kibart, Inc.
- 10-3926-0111, M S Engineers, Inc.
- 10-3925-0111, Mueller Associates, Inc.
- 10-3927-0111, Gipe Associates, Inc.
- 10-3928-1111, Sidhu Associates, Inc.
- 10-3933-0111, SchlengerPitz & Associates, Inc.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	



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

**MAINTENANCE CONTRACT**

**ITEM**            3-M (Cont.)

The project estimate was \$182,050.00. This project was included on the FY-09 POS maintenance program, and was in the priority schedule within the budgeted funding. DNR prepared the specifications and four vendors attended the prebid. Four vendors bid on the project with zero vendors under the project estimate. The awarded vendor was evaluated and confirmed his bid.

**FUND SOURCE**

MCCBL 09/Item 018 (Provide funds to contract improvements such as planned maintenance and repair projects at public use facilities on State owned property.”

**RESIDENT BUSINESS**

Yes

**TAX COMPLIANCE NO.**

10-3971-0111

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

**MAINTENANCE CONTRACT**

**ITEM**           4-M

**DEPARTMENT OF GENERAL SERVICES**

Tawes State Office Complex  
580 Taylor Avenue  
Annapolis, MD

**CONTRACT NO. AND TITLE**

Janitorial Services;  
ADPICS NO. 001B0400613

**DESCRIPTION**

Board of Public Works approval is requested for a contract to provide janitorial services for the Department of General Services, Annapolis Public Buildings and Grounds, Tawes State Office Complex located at 580 Taylor Avenue, (approximately 190,000 net cleanable sq. ft.) with no Add Alternates. The contract term will be for a period of three (3) years.

**PROCUREMENT METHOD**

Competitive Sealed Bidding

**BIDS OR PROPOSALS**

**AMOUNT**

Dazser-Bal Corporation Glen Burnie, MD	\$210,816.00
Clean City LLC. Washington, MD	\$281,250.00
Readyclean Industrial Services, Inc. Baltimore, MD	\$298,647.00
Acclaim USA, Inc. St Leonard, MD	\$309,600.00
Cleaning To Perfection Full Facility Services Suitland, MD	\$359,998.20
A&L Cleaning, LLC Oxon Hill, MD	\$400,572.00
Acme Management, Inc.- Clinton, MD	\$404,676.00
Art of Moving & Living Inc. Sliver Spring, MD	\$419,940.00
KIK Commercial Cleaning, LLC- Arnold, MD	\$458,280.00
East West Inc. Falls Church, VA	\$459,942.48

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

**MAINTENANCE CONTRACT**

**ITEM**           4-M (Cont.)

**BIDS OR PROPOSALS (Cont.)**

**AMOUNT**

Best Building Services, Inc. Bowie, MD	\$497,250.00
A Plus Maintenance Takoma Park, MD	\$500,766.12
Do-It-All Cleaning Services, Inc. Silver Spring, MD	\$649,000.08
Aquafree Facilities Services, Inc. Gaithersburg, MD	\$651,600.00
Altro Janitorial and Maintenance Service Upper Marlboro, MD	\$844,812.00
MSJC, Inc. Dba Anago of Baltimore Glen Burnie, MD	\$887,364.00

**AWARD**

Dazser-Bal Corporation  
Glen Burnie, MD  
(Certified SBR)

**TERM**

6/1/2010-5/31/2013

**AMOUNT**

\$210,816.00 (3 Years)

**MBE PARTICIPATION**

5%

**HIRING AGREEMENT ELIGIBLE**

Yes (1)

**REMARKS**

A notice of availability of a Invitation for Bids (IFB) was posted on DGS's Web Site, Bid Board and *eMaryland Marketplace.com*. Sixteen (16) bids were received. The lowest bidder and recommended contractor, Dazser-Bal Corporation, has confirmed their bid price. Housekeeping supplies in support of this contract are to be purchased from Blind Industries and Services of Maryland (BISM) to the extent they are available.

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

**MAINTENANCE CONTRACT**

**ITEM**           4-M (Cont.)

**FUND SOURCES**

DGS Operating Funds  
H00 10 33151 0813  
H00 11 33151 0813  
H00 12 33151 0813  
H00 13 33151 0813

**RESIDENT BUSINESS**

Yes

**TAX COMPLIANCE NO.**

10-3509-1111

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

**EQUIPMENT CONTRACT**

**ITEM**            5-E

**MARYLAND PUBLIC TELEVISION**

Maryland Public Television (MPT)  
Owings Mills, MD

**CONTRACT NO. AND TITLE**

Back-Up Generator;  
ADPICS NO.001P0100185

**DESCRIPTION**

Approval requested for a contract to supply and install a back up generator and transfer switch at the Maryland Public Television (MPT) facility located in Owings Mills.

**PROCUREMENT METHOD**

Competitive Sealed Bid

**BIDS OR PROPOSALS**

Amber Enterprises Inc,  
Owings Mills, MD

OnSite 360 LLC.

Hunt Valley, MD

Reliance Data

Pinehurst, NC

Curtis Engine & Equip Inc

Baltimore, MD

**AMOUNT**

\$490,000.00

\$498,000.00

\$534,830.00

\$833,000.00

**AWARD**

Amber Enterprises Inc  
Owings Mills, MD  
(MDOT certified MBE #05-229)

**AMOUNT**

\$490,000.00

**MBE PARTICIPATION**

100% (with a 5% sub-goal)

**PERFORMANCE BOND**

N/A

**REMARKS**

A notice of availability of a Invitation for Bids (IFB) was posted on DGS's Web Site, Bid Board and *eMaryland Marketplace.com*. There was a 5% MBE subcontracting goal because a large portion of the cost of the project is for the generator itself with very little labor involved and no required demolition or removal of existing equipment.

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

**EQUIPMENT CONTRACT**

**ITEM**           5-E (Cont.)

The recommended awardee met the MBE goal by subcontracting 5% to an MDOT Certified MBE Contractor. In addition, the awardee is also an MDOT certified contractor.

This contract is for the supply and installation of a back up generator and transfer switch to support the entire broadcasting operation at the Owings Mills location as part of the MEMA initiative to disseminate information. in the case of a complete power outage.

**FUND SOURCE**

MCCBL 2003, Item 039 (Provide funds to purchase and install a back-up power supply system at the Owings Mills headquarters in Baltimore County)

**RESIDENT BUSINESS**

Yes

**TAX COMPLIANCE NO.**

10-4167-0111

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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**

**GENERAL/MISCELLANEOUS**

**ITEM**           6-GM (Cont.)

**B. Department of Natural Resources**

Assateague State Park  
Worcester County

**DESCRIPTION**

The Contractor shall provide all labor, equipment, materials, supplies, supervision, insurance, etc., necessary in performing all operations in connection with removing/replacing dune fencing, repairing dune cross-overs, and re-establishing dune vegetation in the areas specified herein.

**REMARKS**

The project estimate was \$141,020.00. This project was included on the FY-09 POS maintenance program, and was in the priority schedule within the budgeted funding. DNR prepared the specifications and nine vendors attended the prebid conference. Five vendors bid on the project with four vendors under the project estimate. The awarded vendor was evaluated and confirmed his bid. 25% MBE participation was provided in the documentation and was approved

**CONTRACT NO. AND TITLE**

Project No. P-054-102-010;  
Dune Vegetation & Fence Maintenance

**PROCUREMENT METHOD**

Competitive Sealed Bidding

**AWARD**

Ecological Restoration and Management  
Timonium, MD

**AMOUNT**

\$95,356.96

**FUND SOURCE**

MCCBL 2009/Item 018 (Provide funds to construct capital improvements such as planned maintenance and repair projects at public use facilities on State-owned property-Statewide.)





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

**GENERAL/MISCELLANEOUS**

**ITEM**           6-GM (Cont.)

**CONTRACT NO. AND TITLE**

MPT Requisition R15R04000103;  
Evertz Fiber Optic System  
Statewide Digital Interconnect System

**AWARD**

Professional Products, Inc.  
Gaithersburg, MD

**AMOUNT**

\$19,142.50

**FUND SOURCE**

MCCBL 2000/Item 067 (Provide funds to purchase and install a statewide Digital interconnection network system)

**E. Maryland Public Television (MPT)**

Owings Mills, MD

**DESCRIPTION**

In accordance with provisions of State Finance and Procurement Article, Section 12-202 Annotated Code of Maryland, BPW approval is requested to encumber funds for MPT, to erect tower lighting at the Urbana Site. This relocation is related to Digital conversion work. This will enable DGS to pay MPT invoices received from Communications Electronics, Inc.

**REMARKS**

This project was procured through DoIT's "CATS-II" Statewide Procurement List.

**CONTRACT NO. AND TITLE**

MPT Requisition R15R04000105;  
Tower Lighting Statewide Digital  
Interconnect System

**AWARD**

Communications Electronics, Inc.  
Timonium, MD

**AMOUNT**

\$35,050.00

**FUND SOURCE**

MCCBL2000/Item 067 (Provide funds to purchase and install a statewide Digital interconnection network system)



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

**GENERAL/MISCELLANEOUS**

**ITEM**           7-GM

**REFERENCE**

Maryland Department of State Police  
Hagerstown Barrack 'O'  
Washington County, MD

**DESCRIPTION**

Approval is requested for a temporary exception for one (1) year in the termination of Maryland Consolidation Capital Bond Loan (MCCBL) funds authorized under Chapter 204, Acts of 2003, MCCBL Item 045, to provide funds to prepare detailed plans for the construction of a new Hagerstown Barrack and Garage/Communications Building for the Maryland Department of State Police (MDSP). The authorization amount was \$985,000.00 of which \$51,727.68 remains unencumbered. MDSP has been notified by the Maryland State Treasurer that these funds will expire on June 1, 2010.

Approval of this time extension is being requested in accordance with Finance and Procurement Article 8-128 which states "Except to the extent that money authorized by an enabling act for a State project or program has been encumbered by the Board, an authorization of State debt shall automatically terminate 7 years after the date of the authorization unless, ... in an emergency, the Board unanimously grants a temporary exception for 1 year".

At the time design funds were initially authorized in 2003, the project completion schedule was consistent with the time line anticipated for a major capital budget initiative, approximately 4-5 years, from program approval through design start and construction completion which also included purchasing capital equipment.

The capital facility program was approved July 28, 2003 and the A/E services design contract was approved by the Board January 7, 2004, for phases 1-6 design, in the amount of \$605,065.00. The design was completed in July 2006. However, due to budget constraints, funding for construction was not authorized until FY 2010.

Bids were scheduled for April 2010. Because of the delay between the completion of design and the construction funding authorization, additional fees modifications must be considered for an extension of the phase 5-6 services for both the primary A/E and the contracted commissioning agent. This was due to escalation costs beyond their originally negotiated contract agreement.

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

**GENERAL/MISCELLANEOUS**

**ITEM**        7-GM (Cont.)

This will not allow adequate time for the design tasks to be completed and brought before the Board prior to the 6/1/10 expiration deadline necessitating this request for an exception. This temporary exception will allow the MDSP to expend the remaining funds to complete the project design.

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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**           8-RP (Cont.)

**FUND SOURCES**

\$1,866,056.00 POS Opportunity Loan  
2009/Item 500, 89.22.45  
\$12,000.00 POS 2010/Item 445

**SPECIAL CONDITIONS**

1. Approval is requested for reimbursement of the following expenses to The Nature Conservancy (TNC) totaling \$66,056.00

\$ 8,500.00 Appraisals  
\$54,000.00 Administrative Fee  
\$ 2,300.00 Phase I Environmental  
\$ 1,031.00 Interest  
\$ 225.00 Title Work  
\$66,056.00 Total

2. The Nature Conservancy shall remove two dilapidated hunting shacks on the property prior to the State taking title to the property.

**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 79 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 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.

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

**REAL PROPERTY**

**ITEM**        8-RP (Cont.)

5. Pursuant to Section 5-903(f) (iii) of the Natural Resources Article, Annotated Code of Maryland; Board approval is also requested for the use of up to \$12,000.00 in POS funds, to protect water quality by implementing environmental improvements.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	





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

**REAL PROPERTY****ITEM**           9-RP (Cont.)

\$315,000.00 – (4/3/09) – David E. Cadell – Fee Appraiser  
Reviewed by Darryl Andrews

\$290,000.00 - (4/21/09) – Lou Ann Cline – Fee Appraiser  
Reviewed by Darryl Andrews

**FUND SOURCE**

Program Open Space Opportunity Loan  
2009 89.22.45, Item 500, \$200,000.00

**REMARKS**

1.       The Department of Natural Resources recommends approval of this acquisition.
2.       This project meets criteria in accordance with Chapter 419, Laws of Maryland 2009 as it presents a unique acquisition opportunity as a result of the extraordinary location and environmental value of the property which scored 109 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 establish a spending authorization and 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**           10-RP (Cont.)

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.

5       The sellers retained hunting rights to the portion of the property north of Sturges Creek, under a lease agreement. The State will take title to the property subject a hunting lease, redrafted to DNR standard terms, which will conclude in the spring of 2011 (2 years remaining on the original TNC/owner lease agreement).

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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**            11-RP

**DEPARTMENT OF AGRICULTURE**

Maryland Agricultural Land Preservation  
Foundation (“MALPF”)  
File # 06-81-07A-D  
Carroll County, MD

**REFERENCE**

Reference is made to Item 20-RP of the Board of Public Works Agenda of October 19, 1994, wherein approval was given to the Maryland Agricultural Land Preservation Foundation (hereinafter, “MALPF”) to acquire an Agricultural Preservation Easement (“the Easement”) on 328.15 acres of land for \$648,300.00 from George and Viola Brooks. Purchase of the Easement was completed on June 9, 1995. By its Board meeting of April 28, 1998, the MALPF Board of Trustees approved an agricultural subdivision of 1.069 acres from the Brooks’ farm so that it could be used to enhance the maintenance of a storm water management pond for the use of the adjacent Lippy farm.

Request is being made of the Board of Public Works to permit a .246 acre parcel of the 1.069 acre parcel now owned by Lippy Brothers, Inc. to be conveyed to Baltimore Gas and Electric Company (BGE) for its use in building an electrical substation. In exchange for the release of the .246 acre parcel (Parcel A) to BGE, Lippy Brothers, Inc. shall place a different .246 acre parcel (Parcel B) under Easement. Both Parcel A and Parcel B are currently wooded and are of the same class of soils. A plat depicting the proposed exchange is attached hereto.

This request is made to accommodate BGE and avoid formal condemnation proceedings. BGE will be acquiring a total of 1.32 acres from Lippy Brothers, Inc., of which .25 acres is under Easement, and 1.07 acres is not under Easement.

**RELEASOR**

The State of Maryland, to the use of the Department of Agriculture on behalf of the Maryland Agricultural Land Preservation Foundation

**RELEASEE**

Lippy Brothers, Inc.

**PROPERTY**

.246 acres

**GRANTOR**

Lippy Brothers, Inc.

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

**REAL PROPERTY**

**ITEM**            11-RP (Cont.)

**GRANTEE**

The State of Maryland, to the use of the Department of Agriculture on behalf of the Maryland Agricultural Land Preservation Foundation

**PROPERTY** .

.246 acres

**CONSIDERATION**

Even Exchange

**REMARKS:**

1.     The Maryland Agricultural Land Preservation Foundation recommends approval of this item as it will have no impact on agricultural operations, and it will avoid the need for costly condemnation proceedings.
  
2.     Costs associated with this exchange will be paid by Lippy Brothers, Inc. and/or BGE.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

**TENANT LEASE****ITEM** 12-LT**JUDICIARY OF MARYLAND**  
(District Court)Annapolis  
Anne Arundel County, MD**Landlord/Owner** Annapolis Commerce Park Limited Partnership  
c/o The Bernstein Companies  
3299 K Street N.W., Suite 700  
Washington, DC 20007**Property Location** 2012 & 2012A Industrial Drive  
Annapolis, MD 21401

<b><u>Space Type</u></b>	Storage	<b><u>Lease Type</u></b>	Additional Space	<b><u>Square Feet</u></b>	5,800
<b><u>Duration</u></b>	4 Years 3 months	<b><u>Effective</u></b>	June 1, 2010		
<b><u>Annual Rent</u></b>	\$87,522.00	<b><u>Square Foot Rate</u></b>		\$15.09	
		<b><u>Eff. Square Foot Rate</u></b>		\$17.09	

**Utilities Responsibility** Tenant  
**Custodial Responsibility** Tenant**Previous Board Action(s)** 07/29/1987 - 34-L; 07/11/1990 - 43-L; 03/06/1991 – 47-L;  
03/04/1992 – 9-L; 06/30/1993 – 17-L; 08/24/1994 – 21-L;  
18/14/1996 – 30-L; 08/27/0997 – 34-L; 11/14/2001 – 50-L;  
10/30/2002 – 8-L; 08/11/04 – 28-L; 08/05/2009 – 7-LT**Fund Source** C00 10 C0004 01 AOBJ 1301 100% General Funds**Background** The District Court has a severe need for additional storage space for eight (8) of its 12 districts due to its need to maintain custody of all adjudicated court records. All court post judgment records for criminal and traffic cases must be kept for a minimum of three (3) years from its closing date before they can be stripped of all personal contents and properly disposed. Civil cases must be kept a minimum of 12 years with many of these cases mandated to be kept in perpetuity. District Court have been struggling with keeping ahead of this mandate due to the increasing number of cases being heard annually; consequently the demand for space has exceeded District Court's current storage ability to hold and store the records as mandated by law in the various district locations. The problem has resulted in the need for the local District Court offices to maintain the records on site in spaces that are already inadequate.

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

**TENANT LEASE**

**ITEM**        12-LT (Cont.)

To alleviate this growing and pressing problem, District Court has requested to lease additional warehouse space at its existing Annapolis storage location rather than acquiring numerous separate leases throughout the State.

During an administrative review, an error in the agenda item has been identified. The August 5, 2009 Action Agenda Item # 7-LT has the “Duration” as 10 years. In fact, the “Duration” should have been stated as 5 years. The Board of Public Works is also requested to approve the revision.

**Special Conditions**

1.        The lease contains escalations/de-escalations for real estate taxes.
2.        The lease incorporates adequate use in common parking spaces.

**Remarks**

1.        This space will be used as storage space for legal documents for the District Court of Maryland.
2.        The lease contains a termination for convenience clause.
3.        The Department of General Services worked with the District Court to consolidate and reduce storage leases for 8 districts from 10,700 net usable square feet (nurf) at an estimated average annual cost \$17.70 per nurf down to a single location of 5,800 nurf at a cost of \$15.09 per nurf. This will result in cost avoidance to the State of \$101,828 per annum.
4.        The Annapolis District Court lease has nine (9) storage and office components at various rental rates. This additional space requested will be accommodated in unit 2012 at a nurf rental rate of \$15.09.
5.        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.

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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** 13-LT

**DEPARTMENT OF LABOR, LICENSING** Essex, MD  
**AND REGULATION** Baltimore County  
(Employment and Training)

**Landlord** Baltgem Development Corporation  
c/o Hearn Burkley, Inc.  
9475 Deereco Road, Suite 302  
Timonium, MD 21093

**Property Location** 7930 Eastern Avenue  
Essex, MD 21224

<b><u>Space Type</u></b>	Office	<b><u>Lease Type</u></b>	Renewal	<b><u>Square Feet</u></b>	18,000
<b><u>Duration</u></b>	5 Years	<b><u>Effective</u></b>	June 1, 2010		
<b><u>Annual Rent</u></b>	\$225,990.00	<b><u>Square Foot Rate</u></b>	\$12.55		
		<b><u>Prev. Sq. Ft. Rate</u></b>	\$13.95		

**Utilities Responsibility** Landlord  
**Custodial Responsibility** Landlord  
**Previous Board Actions** 10/22/97 – 13-L; 08/05/98 – 46-L; 07/30/03 – 11-L.

**Fund Source** 100 % Special J04E0001 AOBJ 1301

**Retro-Active Leases** Approval is requested to retroactively approve the leasing of this space for the two (2) month period that lapsed and the sixty-one (61) day period from April 1, 2010 through May 31, 2010 pursuant to the State Finance and Procurement Article 11-204(c).

**Special Conditions**

1. The lease contains escalations/de-escalations for real estate taxes, utilities and janitorial services.
2. The lease incorporates 200 use-in-common parking spaces.

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

**TENANT LEASE**

**ITEM**           13-LT (Cont.)

**Remarks**

1.       Four related agencies Community College of Baltimore County Educational Courses, Job Corps, Native American Employment & Training, Unemployment Insurance and Workforce Development which function within this client contact office conducting job service, unemployment insurance service, career development and work search activities.
  
2.       The previous lease contained a stated option at a rental rate of \$13.95 per net usable square foot. Through negotiations, DGS Office of Real Estate negotiated a \$12.55 rate, a \$1.40 per net usable square foot reduction from the stated option rate, resulting in a rent savings of \$126,000.00 for the term. This new rate is less than the 1997 renewal rate of \$12.75.
  
3.       The lease contains a termination for convenience clause.
  
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.

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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** 14-LT

**MARYLAND DEPARTMENT OF STATE POLICE** Easton, MD  
(Aviation Command) Talbot County

**Landlord** Talbot County Maryland  
11 Washington Street – County Courthouse  
Easton, MD 21601

**Property Location** 9410 Jet Lane, Easton Airport  
Easton, MD 21601

<b><u>Space Type</u></b>	Hangar/Office	<b><u>Lease Type</u></b>	New	<b><u>Square Feet</u></b>	6,400
<b><u>Duration</u></b>	10 Years	<b><u>Effective</u></b>	June 1, 2010		
<b><u>Annual Rent:</u></b>	\$65,664.00	<b><u>Square Foot Rate</u></b>	\$10.26		

**Utilities Responsibility** Tenant  
**Custodial Responsibility** Tenant  
**Previous Board Actions** None

**Fund Sources** 20 % General 21601 0001 0712 10000  
80 % Special 21601 0001 0712 10000

**Special Conditions**

1. The lease contains two (2) option renewal terms of five (5) years.
2. The lease contains free parking for staff.

**Remarks**

1. The Maryland State Police Aviation Command will occupy this hangar and office space on a 24/7/365 basis for its Trooper 6 Helicopter. Trooper 6 Helicopter will serve the citizens of the Upper Eastern Shore Counties in its mission of medical evacuations, law enforcement, search and rescue, homeland security and disaster assessment.

2. Trooper 6 Helicopter is currently in a Queen Anne County owned stand alone hangar near the Maryland State Police Barracks at Centerville. The proposed new location at the Easton Airport will greatly enhance the safety of operations for Trooper Six because of the availability of services, not available at a stand along hangar, such as Precision Instrument Landing System, runway length, on site fire and rescue and the air traffic control tower.

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

**TENANT LEASE**

**ITEM**      14-LT (Cont.)

3. The lease contains a termination for convenience clause.

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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**           15-LT

**MARYLAND STATE DEPARTMENT**  
**OF EDUCATION**

Oxon Hill, MD  
Prince George's County

Division of Rehabilitative Services (DORS)

**Landlord**

6188 Oxon Hill Limited Partnership  
4416 East West Highway, Suite 300  
Bethesda, MD 20814

**Property Location**

6188 Oxon Hill Road, Suite 500  
Oxon Hill, MD 20745

**Space Type**   Office

**Lease Type**    New

**Square Feet**  3,129

**Duration**     5 years

**Effective**     June 1, 2010

**Annual Rent**  \$58,668.75

**Square Foot Rate**   \$18.75

**Prev. Sq. Ft. Rate**   \$20.00

**Utilities Responsibility**

Landlord

**Custodial Responsibility**

Landlord

**Previous Board Action(s)**

11/03/2004 - 11-L

**Fund Source**

100% Federal PCA U6070 Federal Fund Code 5680

**Special Conditions**

1.     The lease contains escalations/de-escalations for real estate taxes.
2.     The lease contains one (1) option renewal for a term of five (5) years.
3.     The lease incorporates 10 use-in-common parking spaces free of charge.

**Remarks**

1.     This space has been used since December 24, 2004 as a Maryland State Department of Education, Division of Rehabilitative Services (MSDE/DORS) office. DORS provide services to handicapped individuals that include, but not limited to, employment training, interviewing, testing, counseling and coordinating of their activities to maximize their potential of gaining meaningful employment.

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

**TENANT LEASE**

**ITEM**        15-LT (Cont.)

2.        The lease contains a termination for convenience clause.
  
3.        The lease negotiations resulted in a reduction of the stated option renewal rate of \$22.50 to \$18.75. The \$3.75 per net usable square foot reduction will produce a cost avoidance of \$58,668.75 over the term of the lease.
  
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** 16-LT**COMPTROLLER OF MARYLAND**  
(Revenue Administration)Hagerstown, MD  
Washington County**Landlord**Professional Arts Associates, Inc.  
5 Public Square, Suite #212  
Hagerstown, MD 21740**Property Location**Professional Arts Building  
5 Public Square, 1<sup>st</sup> Floor and Suite #211  
Hagerstown, MD 21740**Space Type** Office  
**Duration** 1 Year  
**Annual Rent** \$26,760.00**Lease Type** Renewal  
**Effective** May 1, 2010  
**Square Foot Rate** \$15.00  
**Previous Sq. Ft. Rate** \$15.00**Square Feet** 1,784**Utilities Responsibility**  
**Custodial Responsibility**  
**Previous Board Action(s)**Landlord  
Landlord  
4/1/09 Item 11-L; 3/12/08 Item 5-LT ;12/20/06 Item  
12-L; 10/3/01 Item 21-L; 2/28/96 Item 12-L; 9/5/90  
Item 54-L; 2/25/87 Item 6-L; 12/18/85 Item 30-L**Special Conditions**

1. The lease contains one (1) option to renew for one (1) year under the same terms and conditions, except that the rate shall be negotiated.
2. The lease contains escalations/de-escalations for real estate taxes, utilities and janitorial services.

**Remarks**

1. The space has been utilized since July, 1985 by the Comptroller of Maryland to provide taxpayer services such as audits, collection and investigation of local individuals, and business compliance with State revenue laws for the Washington County area of Western Maryland.

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

**TENANT LEASE**

**ITEM**        16-LT (Cont.)

2.        The agency requested a one (1) year lease term, while they continue to conclude a statewide review of all their offices for operational efficiency and economic viability to determine which location(s)/options to consolidate and/or close.
  
3.        The lease contains a termination for convenience clause.
  
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** 17-LT**JUDICIARY OF MARYLAND**  
(District Court)Oakland, MD  
Garrett County**Landlord**Oakland Commercial Properties, LLC  
20282 Garrett Highway  
Oakland, MD 21550**Property Location**203 S. Third Street  
Oakland, MD 21550**Space Type** Court/Office  
**Duration** 5 Years  
**Annual Rent** \$82,227.36**Lease Type** Renewal  
**Effective** June 1, 2010  
**Sq. Ft. Rate** \$13.70  
**Eff. Sq. Ft. Rate** \$17.70  
**Prev. Sq. Ft. Rate** \$ 9.30  
**Prev. Eff. Sq. Ft. Rt.** \$12.20**Square Feet** 6002**Utilities Responsibility**  
**Custodial Responsibility**Tenant  
Tenant**Previous Board Actions**

12/2/98–26-L; 9/23/92–22-L; 3/16/83–44-L; 5/21/82–59-L

**Retro-Active Leases:**

The Board of Public Works is requested to retroactively approve the leasing of this space for the twelve (12) month period that lapsed and the twenty-two (22) day period from May 10, 2009 to May 31, 2010 pursuant to the State Finance and Procurement Article 11-204(c).

**Fund Source** 100 % General COO 10 00004 01 1301**Special Conditions**

1. The lease contains escalations/de-escalations for real estate taxes.
2. The lease incorporates 23 reserved parking spaces.
3. The lease contains one (1) option renewal term of five (5) years.

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

**TENANT LEASE**

**ITEM**        17-LT (Cont.)

**Remarks**

1.        This space is used for a court room and administrative offices.
2.        During the renewal process it was discovered that the landlord was not fully credited for the occupied space. An additional 561 square feet is added to correct the error.
3.        The lease contains a termination for convenience clause.
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** 18-LT

**DEPARTMENT OF NATURAL RESOURCES** Annapolis, MD  
(Critical Area Commission) Anne Arundel County

**Landlord** Admiral Properties, LLC.  
60 West Street, Suite 204  
Annapolis, MD 21401

**Property Location** 1804 West Street, Suite 100  
Annapolis, MD 21401

<b><u>Space Type</u></b>	Office	<b><u>Lease Type</u></b>	Renewal	<b><u>Square Feet</u></b>	5,624
<b><u>Duration</u></b>	5 years	<b><u>Effective</u></b>	June 1, 2010		
<b><u>Annual Rent</u></b>	\$122,333.25 (Avg.)	<b><u>Square Foot Rate</u></b>	\$21.75 (Avg.)		
		<b><u>Prev. Sq. Ft. Rate</u></b>	\$20.89		
		<b><u>Eff. Square Foot Rate</u></b>	\$23.75 (Avg.)		
		<b><u>Prev. Eff. Square Foot Rate</u></b>	\$20.89		

**Utilities Responsibility** Tenant

**Custodial Responsibility** Landlord

**Previous Board Action(s)** 11/10/1999 - 31-L; 2/23/2000 – 8-L; 10/20/2004 – 5-L

**Fund Source** PCA J000 OBJ 1301 100% General Funds

**Special Conditions**

1. The lease contains escalations/de-escalations for real estate taxes and custodial service.
2. The lease contains one (1) option renewal for a term of five (5) years.
3. The lease incorporates 10 reserve and 10 use-in-common parking spaces free of charge.
4. The net usable square foot rental rate will be \$20.99 for years one (1) and two (2) and \$22.26 for years three (3) thru five (5).

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

**TENANT LEASE**

**ITEM**          18-LT (Cont.)

5.        The Landlord, in conjunction with the utility company, shall perform a complete lighting retro-fit of the office space with the anticipated reduction of 20% of lighting costs. The Landlord shall incorporate LEED initiative specifically as it relates to carpeting, paint & coatings and adhesives and sealants.

**Remarks**

1.        This space has been used since May 15, 2000 as an administrative office for the Critical Area Commission (CAC). CAC oversees the critical area laws and regulations.
2.        The lease contains a termination for convenience clause.
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**

**TENANT LEASE**

**ITEM**           19-LT

**DEPARTMENT OF NATURAL RESOURCES**   Annapolis, MD  
(Licensing and Regulation Unit;           Anne Arundel County  
Police Safety Education)

**Landlord**                                   Admiral Properties, LLC.  
60 West Street, Suite 204  
Annapolis, MD 21401

**Property Location**                   1804 West Street, Suite 300  
Annapolis, MD 21401

<b><u>Space Type</u></b>	Office	<b><u>Lease Type</u></b>	Renewal	<b><u>Square Feet</u></b>	10,412
<b><u>Duration</u></b>	6 Years	<b><u>Effective</u></b>	August 16, 2010		
<b><u>Annual Rent</u></b>	\$250,200.36 (Avg.)	<b><u>Square Foot Rate</u></b>		\$24.03 (Avg.)	
		<b><u>Prev. Sq. Ft. Rate</u></b>		\$29.10	
		<b><u>Eff. Square Foot Rate</u></b>		\$26.03 (Avg.)	
		<b><u>Prev. Eff. Square Foot Rate</u></b>		\$31.10	

**Utilities Responsibility**                Tenant  
**Custodial Responsibility**            Landlord  
**Previous Board Action(s)**            03/07/2001 - 9-L

**Fund Source**                            100% General Funds K00A06 OBJ 1301

**Special Conditions**

1. The lease contains escalations/de-escalations for real estate taxes and custodial service.
2. The lease contains one (1) option renewal for a term of five (5) years.
3. The lease incorporates 14 reserve and 10 use-in-common parking spaces free of charge.
4. The net usable square foot (nurf) rental rate will be \$23.11 for years one (1) thru three (3) and \$24.96 for years four (3) thru six (6).
5. The Landlord, in conjunction with the utility company, shall perform a complete lighting retro-fit of the office space with the anticipated reduction of 20% of lighting costs. The Landlord shall incorporate LEED initiative specifically as it relates to carpeting, paint & coatings and adhesives and sealants

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

**TENANT LEASE**

**ITEM**          19-LT (Cont.)

**Remarks**

1.        This space has been used since August 16, 2001 as offices for the Licensing and Regulation Unit and Natural Resources Police Safety Education Unit. The Licensing and Regulation Unit (L&RU) assist citizens with licensing and regulation education with sports activities such as fishing, hunting and camping along with boat registration. The Maryland Natural Resources Police (NRP) is the enforcement arm of the Department of Natural Resources (DNR). The NRP provide a variety of services that include conservation, hunting, fishing and boating law enforcement duties throughout the State of Maryland.
  
2.        The lease contains a termination for convenience clause.
  
3.        Through negotiations the Department of General Services secured a rental cost savings of \$316,421.64 over the term of the lease by reducing the Landlord's rental rate an average of \$5.06 per net usable square feet (nurf).
  
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.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

**CAPITAL GRANTS AND LOANS**

**ITEM**            20-CGL

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

***Board of Trustees of Joseph Richey Hospice, Inc. (Baltimore City)***

*Dr. Bob's Place*

*“For the renovation, reconstruction and capital equipping of 832-838 North Eutaw Street in Baltimore, for use as a children’s hospice facility to be known as Dr. Bob’s Place which will adjoin and share facilities with the Joseph Richey Hospice.”*

***\$200,000.00 – encumber \$200,000.00***

*Maryland Consolidated Capital Bond Loan of 2003 (Chapter 204, Acts of 2003; amended Chapter 432, Acts of 2004)*

*DGS Item G322, (SL-040-030-038)*

<b><u>BACKGROUND</u></b>	Total Project	\$4,338,668.00
	<b>03-G322 (This Action)</b>	<b>\$ 200,000.00</b>
	Local Cost	\$4,138,668.00

(Prior Action: 4/5/06 Agenda, Item 16-CGL)

**REMARKS**

- (1) This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- (2) The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- (3) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

---

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

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

**CAPITAL GRANTS AND LOANS**

**ITEM**            21-CGL

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

*Board of Trustees of Garrett Community College d/b/a Garrett College  
(Garrett County)*

*Garrett College Athletic and Community Recreation Center*

*“To assist with the construction of the Garrett College Athletic and Community  
Recreation Center.”*

***\$12,451,000.00 - encumber \$12,451,000.00***

*Maryland Consolidated Capital Bond Loan of 2007 (Chapter 488, Acts of 2007)*

*DGS Item 050, EI-002-050-038*

**MATCHING FUND** 02/27/08 Agenda, Item 7-CGL

**BACKGROUND**

Total Project	\$23,875,000.00
<b>07-050 (This Action)</b>	<b>\$12,451,000.00</b>
09-042 (Prior Action)	\$ 3,000,000.00
05-036 (Prior Action)	\$ 845,000.00
Local Cost	\$ 7,579,000.00

(Prior Actions: 02/14/07 Agenda, Item 21-CGL and 02/24/10 Agenda, Item 11-CGL)

**REMARKS**

- (1) This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- (2) The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- (3) Invoices should be submitted to the Department of General Services for the disbursement of funds.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

**CAPITAL GRANTS AND LOANS**

**ITEM**            22-CGL

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

*Board of Directors of the Helping Up Mission, Inc. (Baltimore City)*

*Helping Up Mission*

*“For the construction, repair, renovation, reconstruction, and capital equipping of the Helping Up Mission Facility, located in Baltimore.”*

**\$200,000.00**

*Maryland Consolidated Capital Bond Loan of 2008 (LHI - Chapter 336, Acts of 2008)  
DGS Item G137, SL-059-080-038*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2010. The Board of Directors of the Helping Up Mission, Inc. has submitted documentation that it has \$250,000 in a financial institution to meet the matching fund requirement for this project.

<b><u>BACKGROUND</u></b>	Total Project	\$1,574,566.00
	<b>08-G137 (This Action)</b>	<b>\$ 200,000.00</b>
	Local Cost	\$1,374,566.00

**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.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

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

**CAPITAL GRANTS AND LOANS**

**ITEM**            23-CGL

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

*Board of Directors of the Epsilon Omega Foundation, Inc. (Baltimore City)*  
*Ivy Family Support Center*  
*“For the repair, renovation, and capital equipping of the Ivy Family Support Center, located in Baltimore City.”*  
**\$225,000.00 – encumber \$176,760.58**  
*Maryland Consolidated Capital Bond Loan of 2001 (Chapter 163, Acts of 2001)*  
*DGS Item G-000*  
**\$100,000.00 – encumber \$100,000.00**  
*Maryland Consolidated Capital Bond Loan of 2005 (Chapter 445, Acts of 2005)*  
*DGS Item 055, (SL-035-971-038)*

<b><u>BACKGROUND</u></b>	Total Project	\$995,000.00
	<b>05-055 (This Action)</b>	<b>\$100,000.00</b>
	<b>01-G000 (This Action)</b>	<b>\$176,760.58</b>
	01-G000 (Prior Action)	\$ 48,239.42
	Local Cost	\$670,000.00

(Prior Actions: 9/4/02 Agenda, Item 32-CGL; 10/5/05 Agenda, Item 14-CGL)

**REMARKS**

- (1) This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- (2) The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- (3) Invoices should be submitted to the Department of General Services for the disbursement of funds.
- (4) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

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

**CAPITAL GRANTS AND LOANS**

**ITEM**            24-CGL

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

*Board of Directors of the Maryland Youth Ballet, Inc. (Montgomery County)*

*Maryland Youth Ballet*

*“For the planning, construction and capital equipping of the Maryland Youth Ballet studio, located in Silver Spring.”*

***\$100,000.00***

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

*DGS Item G082*

***\$100,000.00***

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

*DGS Item G168, (SL-060-080-038)*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2010. The Board of Directors of the Maryland Youth Ballet, Inc. submitted documentation to support \$88,118.00 for in-kind services, and evidence in the form of canceled checks and invoices that it has \$150,899.00 in eligible expenditures for a total of \$239,017.00 to meet the matching fund requirement.

Board of Public Works approval is also requested to reimburse the Board of Directors of the Maryland Youth Ballet, Inc. \$39,017.00 for eligible expenditures.

**BACKGROUND**

Total Project	\$420,777.00
<b>08-G082 (This Action)</b>	<b>\$100,000.00</b>
<b>08-G168 (This Action)</b>	<b>\$100,000.00</b>
Local Cost	\$220,777.00

**REMARKS**

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

(2) The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.

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

**CAPITAL GRANTS AND LOANS**

**ITEM**        24-CGL (Cont.)

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

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

**CAPITAL GRANTS AND LOANS**

**ITEM**            25-CGL

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

*Board of Directors of The East Harbor Community Development Corporation  
(Baltimore City)*

*The Powerhouse*

*“For the planning, design, construction, repair, renovation, reconstruction, and capital equipping of a community center, to be located in Baltimore City.”*

***\$125,000.00 - encumber \$125,000.00***

*Maryland Consolidated Capital Bond Loan of 2006 (LSI - Chapter 046, Acts of 2006, and as amended by Chapter 219, Acts of 2008)*

*DGS Item G049*

***\$125,000.00 - encumber \$125,000.00***

*Maryland Consolidated Capital Bond Loan of 2006 (LHI - Chapter 046, Acts of 2006, and as amended by Chapter 219, Acts of 2008)*

*DGS Item G138, SL-083-060-038*

**MATCHING FUND** 05/21/08 Agenda, Item 20-CGL

<b><u>BACKGROUND</u></b>	Total Project	\$1,087,000.00
	<b>06-G049 (This Action)</b>	<b>\$ 125,000.00</b>
	<b>06-G138 (This Action)</b>	<b>\$ 125,000.00</b>
	Local Cost	\$ 837,000.00

**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.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	