

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

May 5, 2010

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DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 1-C (Cont.)

PERFORMANCE BOND

100% of full contract amount

REMARKS

A notice of availability of a Invitation for Bids (IFB) was posted on DGS's Web Site, Bid Board and *eMaryland Marketplace.com*. Bids for this construction project were taken on February 24, 2010, with six bidders responding. The MBE goal of 25% was met and exceeded by the recommended awardee. The Government estimate is \$550,492.00.

FUND SOURCES

MCCBL 2008/Item 017 (Provide funds for Department of Natural Resources Capital Development Projects initially funded in Fiscal 2008)

RESIDENT BUSINESS

Yes

TAX COMPLIANCE NO.

10-3687-1111

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 5-M (Cont.)

employed by MT. Only certified trained technician are authorized to access and analyze the system.

The recommended contractor, Mettler-Toledo Inc. has been found responsive and responsible and has confirmed its bid.

FUND SOURCE

MD PCTC Operating Budget
W00 10 21283 0814
W00 11 21283 0814
W00 12 21283 0814
W00 13 21283 0814
W00 14 21283 0814

RESIDENT BUSINESS

Yes

TAX COMPLIANCE NO

10-3878-1111

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL/MISCELLANEOUS

ITEM 7-GM (Cont.)

C. Department of Juvenile Services

Cheltenham Youth Facility

DESCRIPTION

Contract for the removal of the one existing 1,000 gallon underground diesel fuel tank. Related fuel supply/return and vent piping, connection, excavation and backfill, and installation of one 1,000 gallon above ground fuel oil tank.

REMARKS

The government estimate for this project is \$37,125.00. The contract duration is 120 days from notice to proceed. This project was procured as an SBR procurement.

CONTRACT NO. AND TITLE

DC-000-072-001;
Removal and Replacement of Underground Fuel Storage Tank

PROCUREMENT METHOD

Competitive Sealed Bidding
(Small Business Reserve)

AWARD

Petroleum Services, Inc.
Baltimore, MD

AMOUNT

\$30,170.00

FUND SOURCE

\$ 1,410.00 MCCBL 2003/Item 014
\$28,760.00 MCCBL 2006/Item 012
(Provide funds to remove, replace, or upgrade state-owned underground heating oil storage tanks-statewide)

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL/MISCELLANEOUS

ITEM 8-GM

REFERENCE

Capital Projects Unencumbered Balances

DESCRIPTION

In accordance with State Finance and Procurement Article, Section 8-129, Annotated Code of Maryland, Board of Public Works approval is requested for the transfer of unencumbered balances for funds associated with completed Capital Projects.

The Department of General Services and Department of Budget and Management (Office of Capital Budgeting) have reviewed the unencumbered balances and recommend approval of the following actions:

Transfer spending authority to the Construction Contingency Fund of \$142,935.72. An itemized listing of completed projects is provided below.

MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 1999

DEPARTMENT OF JUVENILE SERVICES

063	Juvenile Justice Center	\$ 63,081.25
	Total MCCBL 1999	\$ 63,081.25

MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2001

SPRINGFIELD HOSPITAL CENTER

147	Food Service and Multi-Purpose Area	\$ 31,669.75
	Total MCCBL 2001	\$ 31,669.75

MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2002

HISTORIC ST. MARY'S COMMISSION

111	St. Johns Site	\$ 9,687.48
	Total MCCBL 2002	\$ 9,687.48

MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2003

HISTORIC ST.MARY'S CITY

005	Md Dove Waterfront	\$ 14,722.12
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ST. MARY'S COLLEGE OF MARYLAND

030	Somerset Hall	\$ 22,158.07
032	Duct Bank	\$ 762.41

MD AFRICAN AMERICAN MUSEUM

053	Equipment	\$ 854.64
	Total MCCBL 2003	\$ 38,497.24

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE**ITEM** 9-LT**WORKERS' COMPENSATION COMMISSION** Baltimore City

Landlord Ten East Baltimore Business Trust
c/o GH Property Management
30 South 15th Street, Suite 1000
Philadelphia, PA 19102

Property Location 10 E. Baltimore Street
Baltimore, MD 21202

<u>Space Type</u>	Office	<u>Lease Type</u>	Renewal	<u>Square Feet</u>	54,607
<u>Duration</u>	10 Years	<u>Effective</u>	December 1, 2010		
<u>Annual Rent</u>	\$1,027,054.00 Avg	<u>Square Foot Rate</u>	\$18.77 Avg		
		<u>Prev. Sq. Ft. Rate</u>	\$21.70		

Utilities Responsibility Landlord
Custodial Responsibility Landlord
Previous Board Actions 2/23/2000 – 12-L; 4/18/2001 – 17-L

FUND SOURCE 100 % General C98 03 10000 11003 1301 1301

SPECIAL CONDITIONS

1. The lease contains escalations/de-escalations for utilities, cleaning and real estate taxes.
2. The lease contains one (1) option renewal term of five (5) years.
3. The lease provides 10 use-in-common parking spaces at no cost.

REMARKS

1. The Workers' Compensation Commission (WCC) and staff have occupied this space since December, 2000 as its administrative headquarters. The WCC receives, processes and adjudicates all workers' compensation claims and refers those claimants that need rehabilitation to the Division of Rehabilitation Services (DORS).
2. The rental rate commences at \$17.85 per net usable square foot for years 1 and 2; \$18.30 for years 3 and 4; \$18.75 for years 5 and 6; \$19.22 for years 7 and 8; and \$19.70 for years 9 and 10 – resulting in the 10 year average rate of \$18.77 per net usable square foot.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 9-LT (Cont.)

3. Through negotiations the Department of General Services Office of Real Estate secured a rental rate reduction of \$4.23 (average) from the stated renewal rate of \$23.00 per net usable square foot for a savings of \$2,309,876.00 over the term.
4. The lease contains a termination for convenience clause.
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.

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** 10-LT**DEPARTMENT OF LABOR, LICENSING
& REGULATION**Maryland Occupational Safety and Health
Hunt Valley
Baltimore County**Landlord** 10946 Golden West Drive, LLC
32 West Road, Suite 200
Towson, MD 21204**Property Location** 10946 Golden West Drive
Baltimore, MD 21231

<u>Space Type</u>	Office	<u>Lease Type</u>	New	<u>Square Feet</u>	18,175
<u>Duration</u>	10 Years	<u>Effective</u>	June 1, 2010		
<u>Annual Rent:</u>	\$324,969.00	<u>Square Foot Rate</u>	\$17.88		

<u>Utilities Responsibility</u>	Landlord
<u>Custodial Responsibility</u>	Landlord
<u>Previous Board Actions</u>	None

<u>FUND SOURCE</u>	51 % Federal PCA KDM09 KDM13 KDM15
	49 % Special PCA KDM09 KDM13 KDM15

BACKGROUND The Department of Labor, Licensing and Regulation (DLLR) requested DGS Office of Real Estate to secure a newly leased facility which would consolidate 3 MOSH leased field units from Laurel, Baltimore City, Bel Air and from DLLR headquarters at 1100 N. Eutaw Street, Baltimore City in an effort to reduce operational and facility costs for MOSH. In addition, the consolidation will allow for much needed space at 1100 N. Eutaw Street. MOSH will be vacating approximately 12,000 square feet from 1100 Eutaw which will provide space for hiring of Workplace Fraud employees as mandated by the Workplace Fraud Act of 2009; the 39 Maryland State Department of Education (MSDE) transferred employees and new hires resulting from the transfer of the Adult Education Division to DLLR as well as 20 new hires for the Unemployment Insurance Division.

SPECIAL CONDITIONS

1. The lease contains escalations/de-escalations for utilities, cleaning and real estate taxes.
2. The lease contains one (1) option renewal term of five (5) years.
3. The lease provides for 10 secured, reserved and 50 use-in-common parking spaces.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE**ITEM** 10-LT (Cont.)**REMARKS**

1. Maryland Occupational Safety and Health (MOSH) provides workplace safety training to employers and performs workplace compliance inspections.
2. The Landlord will provide for the agency's use all existing furnishings including cubicles, office desks, tables, chairs and cabinetry. The space is equipped with appropriate IT and telephone cabling and air conditioning units and racks in the IT room.
3. Through continued negotiations with the Landlord, DGS Office of Real Estate was able to secure additional rental rate reductions from the Landlord's best and final rate of \$19.34 to the \$17.88 resulting in an annual savings of \$26,535.50 and \$265,355.00 over the term.
4. In accordance with the State Finance and Procurement Article, Section 4-319, DGS notified the local government and district legislators of this lease.
5. The lease contains a termination for convenience clause.
6. In accordance with the State Finance and Procurement Article, Annotated Code of Maryland, the above space request was advertised on the DGS web page, *eMaryland Marketplace.com* and the Daily Record. 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** 11-LT**JUDICIARY OF MARYLAND**

District Court Commissioner-Central
Booking-Hagerstown, MD
Washington County

Landlord Board of Commissioners of Washington County
100 West Washington Street, Room 202
Hagerstown, MD 21740

Property Location 500 Western Maryland Parkway
Hagerstown, MD 21740

<u>Space Type</u>	Office	<u>Lease Type</u>	New	<u>Square Feet</u>	1,572
<u>Duration</u>	10 Years	<u>Effective</u>	May 10, 2010		
<u>Annual Rent</u>	\$15,720.00	<u>Square Foot Rate</u>	\$10.00		
		<u>Eff. Square Ft. Rate</u>	\$11.00		

<u>Utilities Responsibility</u>	Landlord
<u>Custodial Responsibility</u>	Tenant
<u>Previous Board Actions</u>	N/A

FUND SOURCE C00 10 C0004 01 AOBJ 1301

SPECIAL CONDITIONS

1. The lease incorporates 6 reserved parking spaces.
2. The lease contains 1 option renewal term for 5 years.

REMARKS

1. The space is used for a central booking office and to house three (3) Commissioners. This office operates on a 24 hour, 7 days per week basis.
2. The lease contains a termination for convenience clause.
3. The Central Booking office was constructed by Washington County as an addition to the existing Detention Center which was built in 1984.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 11-LT (Cont.)

4. The Central Booking program provides a reduction in the cost and risk of transporting detainees.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 12-CGL

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

Board of Directors of the Baltimore Museum of Industry, Inc. (Baltimore City)

Baltimore Museum of Industry

“For the planning, design, construction, repair, renovation, reconstruction and capital equipping of the Baltimore Museum of Industry, located in Baltimore.”

\$150,000.00

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

DGS Item G018

\$150,000.00

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

DGS Item G119, (SL-043-981-038)

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 Baltimore Museum of Industry, Inc. is utilizing value of property to meet their matching fund requirement for this project. The Department of General Services, Real Estate Office, reviewed the appraisal for 1437 and 1425 Key Highway and accepted a value of \$6,090,000. A portion of the value of this property was previously utilized as match for prior grants in the amount of \$650,000 and, with the current grants, the grantee has utilized a total of \$950,000 of the value of property to meet the matching fund requirement.

BACKGROUND

Total Project	\$3,860,000.00
08-G018 (This Action)	\$ 150,000.00
08-G119 (This Action)	\$ 150,000.00
98-G000 (Prior Action)	\$ 500,000.00
99-G000 (Prior Action)	\$ 250,000.00
00-G000 (Prior Action)	\$ 250,000.00
04-G012 (Prior Action)	\$ 150,000.00
05-G019 (Prior Action)	\$ 150,000.00
05-G020 (Prior Action)	\$ 200,000.00
07-G105 (Prior Action)	\$ 50,000.00
09-G032 (Future Action)	\$ 40,000.00
09-G080 (Future Action)	\$ 40,000.00
Local Cost	\$1,930,000.00

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 12-CGL (Cont.)

(Prior Actions: 8/26/09 agenda, Item 13-CGL; 10/27/99 Agenda, Item25-CGL; 3/8/00 Agenda, Item 15-CGL; 3/22/00 Agenda, Item 29-CGL; 12/13/00 Agenda, Item 27-CGL; 12/19/01 Agenda, Item 28-CGL; 4/16/03 Agenda, Item 16-CGL; 9/17/03 Agenda, Item 25-CGL; 2/11/04 Agenda, Item 11-CGL; 9/8/04 Agenda, Item 35-CGL; 4/2/08 Agenda, Item 20-CGL; 5/21/08 Agenda, Item 26-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 13-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 YMCA of Central Maryland, Inc. (Baltimore County)
Catonsville YMCA*

“For the acquisition, planning, design, construction, reconstruction, and capital equipping of the Catonsville YMCA, located in Catonsville.”

\$125,000.00

*Maryland Consolidated Capital Bond Loan of 2008 (LSI - Chapter 336, Acts of 2008)
DGS Item G047*

\$200,000.00

*Maryland Consolidated Capital Bond Loan of 2008 (LHI - Chapter 336, Acts of 2008)
DGS Item G146, (SL-058-080-038)*

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 YMCA of Central Maryland, Inc. has submitted documentation that it has in excess \$325,000 in a financial institution to meet the matching fund requirement for this project.

<u>BACKGROUND</u>	Total Project	\$6,000,000.00
	08-G047 (This Action)	\$ 125,000.00
	08-G146 (This Action)	\$ 200,000.00
	Local Cost	\$5,675,000.00

REMARKS

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

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 14-CGL

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

Board of Trustees of Columbia Union College (Montgomery County)
MICUA - Columbia Union College
“To assist in the design and construction of a new music education building.”
\$2,250,000.00 - encumber \$2,250,000.00
Maryland Consolidated Capital Bond Loan of 2004 (MICUA - Chapter 432, Acts of 2004, and as amended by Chapter 284, Acts of 2006)
DGS Item G034, EI-003-040-038

MATCHING FUND 06/07/06 Agenda, Item 21-CGL

<u>BACKGROUND</u>	Total Project	\$6,000,000.00
	04-G034 (This Action)	\$2,250,000.00
	Local Cost	\$3,750,000.00

REMARKS

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

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 15-CGL

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

*Board of Directors of the Parsonsburg Volunteer Fire Company, Inc.
(Wicomico County)
Parsonsburg Volunteer Fire Company
“For the planning, design, and construction of the Parsonsburg Volunteer Fire Company, located in Parsonsburg.”
\$250,000.00
Maryland Consolidated Capital Bond Loan of 2009 (Chapter 485, Acts of 2009)
DGS Item G079, (SL-028-090-038)*

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2011. The Board of Directors of the Parsonsburg Volunteer Fire Company, Inc. is utilizing value of property to meet their matching fund requirement for this project. The Department of General Services, Real Estate Office, reviewed the appraisals for Old Ocean City Rd. - Parcels 81 and 420 and accepted a value of \$68,000.00 and \$70,000.00 respectively. The grantee has also submitted evidence in the form of canceled checks and invoices that it has \$115,422.95 in eligible expenditures for a total of \$253,422.95 to meet the matching fund requirement for this project.

<u>BACKGROUND</u>	Total Project	\$2,476,298.00
	09-G079 (This Action)	\$ 250,000.00
	Local Cost	\$2,226,298.00

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 15-CGL (Cont.)

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

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 16-CGL

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

Board of Directors of Historic Sotterley (St. Mary's County)
Sotterley Plantation

“For the planning, design, acquisition, construction, installation, and capital equipping of existing facilities for Sotterley Plantation, located in Hollywood.”

\$50,000.00

Maryland Consolidated Capital Bond Loan of 2005 (LHODI - Chapter 445, Acts of 2005; amended by Chapter 085, Acts of 2007; amended by Chapter 707, Acts of 2009) DGS Item G136, (SL-036-931-038)

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2011. The Board of Directors of Historic Sotterley has submitted evidence in the form of canceled checks and invoices that it has \$14,164.30 in eligible expenditures and \$36,975.08 of in-kind contributions for a total of \$51,139.38 to meet the matching fund requirement for this project.

<u>BACKGROUND</u>	Total Project	\$222,363.59
	05-G136 (This Action)	\$ 50,000.00
	06-G182 (Prior Action)	\$ 50,000.00
	Local Cost	\$122,363.59

(Prior Action: 02/27/08 Agenda, Item 9-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.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 17-CGL

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

Mayor and City Council of the City of Baltimore (Baltimore City)
Waxter Center for Senior Citizens

“For the repair, renovation, reconstruction, capital equipping, and new construction of the Waxter Center for Senior Citizens, located in Baltimore City.”

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

Maryland Consolidated Capital Bond Loan of 2005 (LSI - Chapter 445, Acts of 2005, and as amended by Chapter 219, Acts of 2008)
DGS Item G152

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

Maryland Consolidated Capital Bond Loan of 2006 (LSI - Chapter 046, Acts of 2006, and as amended by Chapter 219, Acts of 2008)
DGS Item G031, SL-086-050-038

MATCHING FUND 07/05/06 Agenda, Item 8-CGL; 03/21/07 Agenda, Item 17-CGL, respectively

BACKGROUND

Total Project	\$1,900,000.00
05-G152 (This Action)	\$ 100,000.00
06-G031 (This Action)	\$ 250,000.00
06-G199 (Future Action)	\$ 600,000.00 *
Local Cost	\$ 950,000.00

* Department of Aging

REMARKS

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

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 17-CGL (Cont.)

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

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 18-CGL

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

The Department of Health and Mental Hygiene recommends approval of a Waiver of Priority of Right of Recovery and Subordination Agreement on behalf BB Homes, Inc. and the U. S. Department of Housing and Urban Development (HUD).

At its meeting on November 18, 2009, (DGS Agenda Item 24-CGL), the Board approved a grant of \$225,000.00, to assist Humanim, Inc. in the cost of acquiring a one-story single family detached residence with a full (finished) basement at 6587 Dovecote Drive, Columbia, MD 21044. The home is used to provide housing for three young adults (ages 18-25) diagnosed with a serious and persistent mental illness. As is required for this type of grant, Humanim, Inc. recorded the State's right of recovery in the Land Records of Howard County on 12/22/2009.

Humanim, Inc. has a financing agreement with the HUD with the condition that the State agree to subordinate its right of recovery to HUD's first deed of trust in the amount of \$852,300.00.

REMARKS

Funds for the renovation of the property are being provided by a HUD 811 mortgage. As part of the process in applying for a HUD loan, HUD required Humanim, Inc., the sponsoring organization, to form a separate nonprofit organization, BB Homes, Inc., for the specific purpose of renovating this home. HUD regulations require that project sponsors form separate nonprofit corporations to own and operate projects funded under Section 811 of the National Affordable Housing Act of 1996.

HUD also required Humanim, Inc., the sponsoring organization, to form a project team. The team included a developer (BB Homes, Inc.), an architect (Kobalt Architects, LTD.), and a contractor (Trionfo Builders, Inc.) The team, along with a HUD representative, walked through the identified property and developed a scope of work. Before HUD approved the loan, HUD also required Building Consultants Inc. of Ellicott City, Maryland to prepare an independent cost analysis of the proposed project budget.

Based on this review, Building Consultants has certified that the costs are reasonable for the proposed scope of work. Once the scope was determined, the general contractor bid out each of the individual trades to develop a project cost. Trionfo Builders, Inc. was chosen to participate in the project team based upon prior experience in rehabilitating properties.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 18-CGL (Cont.)

BB Homes, Inc. is a newly formed nonprofit for the specific purpose of purchasing and renovating two buildings, one of which is 6587 Dovecote Drive. HUD regulations require that project sponsors form separate nonprofit corporations to own and operate projects funded under Section 811 of the National Affordable Housing Act of 1996. The sponsor, Humanim, Inc., is a provider of residential and rehabilitation day services to individuals with developmental disabilities.

An Assistant Attorney General for the Department of Health and Mental Hygiene has reviewed and approved the agreement for legal sufficiency.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 19-CGL

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

NAME OF GRANTEE/BORROWER

W House of Hagerstown Foundation, Inc.
519 N. Locust St.
Hagerstown, MD 21740

PROJECT NO. AND TITLE

ADAA-CB-10603-02;
218 N. Potomac St. Hagerstown, MD 21740
Washington County

DESCRIPTION

Approval is requested for a State grant of \$62,925.00 to assist the W House of Hagerstown Foundation, Inc. (W House), a nonprofit organization, in the cost of acquiring a two and one-half story row home (with a full, partially finished basement) at 218 North Potomac St., Hagerstown, MD. This structure, with a gross living area above grade of approximately 2,763 square feet, will be used to provide transitional housing for chemically dependent women and their children.

This single-family row house can provide housing for a total of seven individuals, including any children. Two appraisals were obtained for the property; both have been reviewed by the Department of General Services. The appraisals are as follows:

\$135,000.00 - James L. Randall

\$170,000.00 - Michael C. Bowers

Based on these appraisals, the Department of General Services approved the fair market value of the real estate as \$135,000.00. W House has a contract of sale to purchase this property for \$120,000.00 in fee.

Eligible project costs are \$120,725.00. This includes \$120,000.00 for acquisition and \$725.00 for appraisals. These costs will be funded as follows:

AMOUNT

\$120,725.00*

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 19-CGL (Cont.)

After the grantee has met this requirement, all future invoices will be submitted to the Comptroller, who will disburse the State portion in amounts equal to the invoices submitted.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 20-CGL

MARYLAND DEPARTMENT OF AGING

Richard R. Clark Senior Center
Charles County

CONTRACT NO. AND TITLE

AE-001-060-038;
Richard R. Clark Senior Center
1210 E. Charles Street
LaPlata, MD 20646

DESCRIPTION

In accordance with the Senior Citizens Activities Centers Loan provisions of the Maryland Consolidated Capital Bond Loan of 2006, Chapter 046, Acts of 2006, which authorized a State grant in the amount of \$367,000.00 and the Senior Citizens Activities Centers Loan provisions of the anticipated Maryland Consolidated Capital Bond Loan of 2007, Chapter 488, Acts of 2007, which authorized a State grant in the amount of \$120,000.00 for a total amount of \$487,000.00 to support the construction costs associated with the renovation of the existing facility of approximately 17,00 gross square feet and the expansion of approximately 5,044 gross square feet.

PROCUREMENT METHOD

Competitive Sealed Bidding

BIDS/PROPOSALS

Dennis Anderson Construction Corp.
Waldorf, MD
W. M. Davis, Inc.
Leonardtown, MD
Pioneer Builders
Tuxedo, MD

AMOUNT

\$840,300.00
\$842,326.00
\$847,000.00

AWARD

Dennis Anderson Construction Corp
Waldorf, MD

AMOUNT

\$840,300.00

FUTURE CONTRACTS

\$133,700.00

TOTAL CONTRACTS

\$974,000.00

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 20-CGL (Cont.)

FUND SOURCES

\$367,000.00 - MCCBL (Senior Citizens
Activities Center Loan of
2006, DGS Item G199)
\$120,000.00 - MCCBL (Senior Citizens
Activities Center Loan of
2007, DGS Item G183)
\$487,000.00 - Charles County

REMARKS

The award was based on selecting the lowest bidder. No State funds will be disbursed until such time as the loan recipient has presented suitable evidence to the Comptroller that it has expended its portion of the required matching funds for the project. After the local recipient has met the aforementioned requirement, future invoices will be submitted to the Comptroller, who will disburse the State portion in the amounts equal to the invoices submitted.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION