

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

September 1, 2010

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

**CONSTRUCTION CONTRACT MODIFICATION**

**ITEM**            1-C-MOD

**BALTIMORE CITY COMMUNITY COLLEGE**

Liberty Campus  
Baltimore, MD

**ORIGINAL CONTRACT NO. AND TITLE**

Project No. CC-623-091-003;  
CITS Main Frame Relocation and  
Installation  
ADPICS NO. COD34354

**ORIGINAL CONTRACT APPROVED**

DPRB 2/9/2010; Item 06-E-008  
(Not subject to Board approval)

**ORIGINAL PROCUREMENT METHOD**

Competitive Sealed Bidding

**CONTRACTOR**

Baltimore Contractors, Inc.  
Baltimore, MD

**CONTRACT DESCRIPTION**

This project consists of furnishing all labor, materials, equipment and incidentals necessary to renovate space in the Life Sciences Building to allow relocation of the College's main CITS computer operation from the downtown Bard building to the Liberty Campus.

**MODIFICATION DESCRIPTION**

Change Order No. 5 covers the cost to add six (6) smoke detectors in the Computer Mainframe Room; credit to the contract to delete door, door lock set and floor vents. This item is now being presented to the Board for approval because it exceeds DGS's delegated authority.

**TERM OF ORIGINAL CONTRACT**

365 Days from NTP

**TERM OF MODIFICATION**

30 Days from NTP

**ORIGINAL CONTRACT AMOUNT**

\$191,488.00

**AMOUNT OF MODIFICATION**

\$2,873.00

**PRIOR MODIFICATIONS/OPTIONS**

\$7,814.00

**REVISED TOTAL CONTRACT AMOUNT**

\$202,175.00

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

**CONSTRUCTION CONTRACT MODIFICATION**

**ITEM**            1-C-MOD (Cont.)

**PERCENT +/- (THIS MODIFICATION)**            1.50%

**OVERALL PERCENT +/-**            5.58%

**ORIGINAL MBE PARTICIPATION**            30.81%

**REMARKS**            The work is necessary and requested by the  
State Fire Marshal.

**FUND SOURCE**            R95.10.07710.40.1415

**RESIDENT BUSINESS**            Yes

**TAX COMPLIANCE NO.**            10-5177-1111

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

APPROVED            DISAPPROVED            DEFERRED            WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

**A/E SERVICE CONTRACT**

**ITEM**            2-AE (Cont.)

**BIDS OR PROPOSALS (Cont)**

	<u>Technical/ Qualification Scores</u>	<u>Project Limit</u>	<u>Contract Limit</u>
Cho, Benn Holback + Associates, Inc., Baltimore, MD	N/A	N/A	N/A
DRBrasher, Inc. dba Brasher Design, Columbia, MD	N/A	N/A	N/A
Davis, Bowen & Friedel, Inc., Salisbury, MD	N/A	N/A	N/A
Bushey Feight Morin Architects, Inc., Hagerstown, MD	N/A	N/A	N/A
Ziger/Snead LLP Architects, Baltimore, MD	N/A	N/A	N/A
Penza Bailey Architects, Baltimore, MD	N/A	N/A	N/A
Louviere, Stratton & Yokel, LLC, Silver Spring, MD	N/A	N/A	N/A
Wheeler Goodman Masek Architecture + Interiors, Annapolis, MD	N/A	N/A	N/A
Melville Thomas Architects, Inc., Baltimore, MD	N/A	N/A	N/A
WBCM, LLC, Baltimore, MD	N/A	N/A	N/A
Gant Brunnett Architects, Inc., Baltimore, MD	N/A	N/A	N/A
Rubeling & Associates, Inc., Towson, MD	N/A	N/A	N/A
GDS+, Inc., Bethesda, MD	N/A	N/A	N/A
Frederick Ward Associates, Inc. , Bel Air, MD	N/A	N/A	N/A
Ammon Heisler Sachs Architects, PC, Baltimore, MD	N/A	N/A	N/A
Smith Architects, PA, Baltimore, MD	N/A	N/A	N/A
Sanders Designs, PA, Cockeysville, MD	N/A	N/A	N/A
The Lukmire Partnership, Inc., Arlington, VA	N/A	N/A	N/A
DVA Architects, LLC, Gaithersburg, MD	N/A	N/A	N/A
Arel Architects, Inc., Clinton, MD	N/A	N/A	N/A
Brown & Craig, Inc., dba Brown Craig Turner, Baltimore, MD	N/A	N/A	N/A

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

**A/E SERVICE CONTRACT**

**ITEM**            2-AE (Cont.)

**AWARDS**

ATI, Inc., Columbia, MD  
A S Architects, Inc., Linthicum, MD  
Grimm & Parker Architects, Calverton, MD  
Mimar Architects, Inc., Baltimore, MD  
Morris & Ritchie Associates, Inc.,  
Abingdon, MD  
Colimore Thoemke Architects, Inc.,  
Baltimore, MD

**AMOUNT**

\$ 500,000.00 Est. (10/08/10 - 10/07/12)  
\$ 500,000.00 Est. (10/08/12 - 10/07/14)  
\$1,000,000.00 Est. Total Per Firm  
(10/08/10 -10/07/14)

**TERM**

10/08/2010-10/07/2012 (W/1 two-year  
renewal option)

**MBE PARTICIPATION**

25% on each task order \$50,000.00 or  
greater

**REMARKS**

At the May 4, 2010 public meeting of the General Professional Services Selection Board, the Chairman of the Qualification Committee reported that twenty-five (25) of the thirty-one (31) firms whose technical proposals were evaluated as responsive, achieved the minimum qualifying score of 85% and were potentially eligible to provide the required services.

The Committee asked the Board to authorize the request for price proposals from the six (6) highest ranked qualifying firms.

The price proposal submitted by each firm reflected billing rates for each discipline and services required for this contract. The billing rates were inclusive of direct salaries, fringe benefits, overhead, profit, materials, and all other costs, direct and indirect.

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

**A/E SERVICE CONTRACT**

**ITEM**            2-AE (Cont.)

The consultant firms shall provide services in the disciplines of architecture, landscape architecture, mechanical, electrical, civil, structural, geo-technical, and fire protection engineering. Additionally, the services of a land surveyor, cost estimator, and interior designer are required.

The fee for each project awarded under the proposed agreement shall be negotiated and the contract will be approved and executed by the State individually. Projects will normally be awarded on a rotating basis beginning with the number one ranked firm. Once the project award process has been initiated with a firm in the normal rotation, the next opportunity for project award will go to the next firm in the rotation unless the unit issuing the assignment finds that: the firm is unable to perform the assignment; the hours or fees proposed by the firm for services needed cannot successfully be negotiated to an amount the State considers fair and reasonable; another firm has special experience or qualifications, including geographic proximity to the site for which services are needed, that make it in the best interest of the State to give the assignment to another firm; or assignment to another firm would tend to balance to a greater extent, among firms on the IQC list being used, the fees paid or payable for work assignments previously issued.

At the July 6, 2010 public meeting of the General Professional Services Selection Board, the Chairman of the Negotiation Committee certified to the General Board that the negotiations were conducted in accordance with the regulations governing the Negotiation Committee and that the price proposals were determined to be fair, competitive, and reasonable.

The price proposals and the scope of services represented by the price proposals were reviewed by the General Professional Services Selection Board. The price proposals were accepted by the General Board as fair, competitive, and reasonable as required by Title 13-308 of the State Finance and Procurement Article, Annotated Code of Maryland.

The Negotiation Committee's recommendation was approved by the General Professional Services Selection Board on July 6, 2010 and is recommended to the Board of Public Works for approval.

**FUND SOURCE**

Various

**RESIDENT BUSINESSES**

Yes for all

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

**A/E SERVICE CONTRACT**

**ITEM**          2-AE (Cont.)

**ADPICS NOS and TAX COMPLIANCE NOS**

<u>Contractor</u>	<u>ADPICS NO.</u>	<u>Tax Compliance Number</u>
ATI, Inc.	001B1400202	10-4389-0011
A S Architects, Inc.	001B1400203	10-4390-0011
Grimm and Parker Architects	001B1400204	10-4391-0111
Mimar Architects, Inc.	001B1400205	10-4392-0111
Morris & Ritchie Associates, Inc.	001B1400206	10-4393-1111
Colimore Thoemke Architects, Inc.	001B1400207	10-4394-0111

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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**

**A/E SERVICE CONTRACT RENEWAL OPTION**

**ITEM**            3-AE-OPT

**MARYLAND DEPARTMENT OF THE ENVIRONMENT**

**CONTRACT NO. AND TITLE**

Project No. MDE-08-1.0-WMA  
Professional Services Agreement  
to Provide Water and Wastewater  
Design or Engineering Services  
for Multiple Construction Projects  
with Fees \$200,000.00 or Less  
ADPICS NO. See Below

**ORIGINAL CONTRACT APPROVED**

10/1/2008 DGS/BPW Item 6-AE

**CONTRACTORS**

	<b><u>Project</u></b>	<b><u>Contract</u></b>
	<b><u>Limit</u></b>	<b><u>Limit</u></b>

Whitman, Requardt and Associates, LLP- Baltimore, MD	\$200,000.00	\$500,000.00
Gannett Fleming, Inc. - Baltimore, MD	\$200,000.00	\$500,000.00
Rummel Klepper & Kahl, LLP - Baltimore, MD	\$200,000.00	\$500,000.00
KCI Technologies, Inc. - Hunt Valley, MD	\$200,000.00	\$500,000.00
Brinjac Engineering, Inc. – Hunt Valley, MD	\$200,000.00	\$500,000.00

**CONTRACT DESCRIPTION**

Board of Public Works approval is requested for an Indefinite Quantity Contract to provide water and wastewater design or engineering services to the Maryland Department of the Environment on an as needed basis. The proposed agreement will be effective for two (2) years with one (1) two-year renewal option. Individual projects awarded under this contract may not exceed \$200,000.00; however, the selected firms may be awarded more than one project. The aggregate fee for the total of projects awarded to any firm may not exceed \$500,000.00

**OPTION DESCRIPTION**

Approval is requested to exercise the sole two-year renewal option on this Indefinite Quantity Contract to provide water and wastewater design or engineering services for multiple construction projects in accordance with the original terms, conditions, and limits.

**TERM OF ORIGINAL CONTRACT**

10/8/2008-10/7/2010 (W/1 two-year renewal option)



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

**A/E SERVICE CONTRACT RENEWAL OPTION**

**ITEM**            3-AE-OPT (Cont.)

**ADPICS NOS. AND TAX COMPLIANCE NOS.**

Contractor	ADPICS NO.	Tax Compliance No
Whitman, Requardt and Associates, LLP	001B1400189	10-4855-1111
Gannett Fleming, Inc.	001B1400190	10-4857-0110
Rummel Klepper & Kahl, LLP	001B1400191	10-4856-1111
KCI Technologies, Inc.	001B1400192	10-4859-1110
Brinjac Engineering, Inc	001B1400193	10-4858-0111

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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 PUBLIC SAFETY & CORRECTIONAL SERVICES**

Poplar Hill Pre-Release Unit (PHPRU)  
24090 Nanticoke Rd.  
Quantico, MD 21856

**CONTRACT NO. AND TITLE**

Project No. KP-000-070-001;  
Replace Three Underground Oil Tanks with  
Above Ground Tanks.  
ADPICS NO. 001B1400194

**DESCRIPTION**

Contract approval for all labor, equipment, materials, insurance, test, backfill, necessary for the removal and disposal of two (2) 1,000 gallon and one (1) 8,000 gallon underground oil storage tanks and replace with identical size above-ground oil storage tanks at Poplar Hill Pre-Release Unit located in Wicomico County.

**PROCUREMENT METHOD**

Competitive Sealed Bidding

**BIDS OR PROPOSALS**

Commercial Fuel Systems, Inc.-Mt. Airy, MD  
Apex Companies, LLC-Rockville, MD  
Total Environmental Concepts, Inc.  
Gaithersburg, MD

**AMOUNT**

\$227,018.00  
\$233,704.00  
\$237,236.00

**AWARD**

Commercial Fuel Systems, Inc.  
Mt. Airy, MD

**AMOUNT**

\$227,018.00

**TERM**

120 Days from NTP

**MBE PARTICIPATION**

25.5%

**REMARKS**

A notice of availability of a Invitation for Bids (IFB) was posted on DGS's Web Site, Bid Board and *eMaryland Marketplace.com*. The contract duration is 120 days.

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

**MAINTENANCE CONTRACT**

**ITEM**           4-M (Cont.)

Poplar Hill Pre-Release Unit is the pre-release facility under Eastern Correctional Institution (ECI) in the Eastern Region of the Division of Corrections (DOC) located in Quantico, MD-Wicomico County. These tanks store the fuel oil used to provide heat and hot water throughout the facility.

**FUND SOURCE**

\$11,112.55 MCCBL 2006/Item 012  
\$215,905.45 MCCBL 2007/Item 037  
(Provide funds to remove replace or upgrade state-owned underground heating oil storage tanks-statewide)

**RESIDENT BUSINESS**

Yes

**TAX COMPLIANCE NO.**

10-4977-1111

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

**MAINTENANCE CONTRACT MODIFICATION**

**ITEM**           5-M-MOD

**DEPARTMENT OF GENERAL SERVICES**     Baltimore City Juvenile Justice Center  
Baltimore, MD

**CONTRACT NO. AND TITLE**                     Project No. 001B8900726;  
Comprehensive Building  
Management and Maintenance  
Services  
ADPICS NO. COD34013

**ORIGINAL CONTRACT APPROVED**             6/25/2008 DGS/BPW Item: 5-M

**CONTRACTOR**                                     Broadway Services Inc.  
Baltimore, MD

**CONTRACT DESCRIPTION**                     Board of Public Works approval is requested  
for a contract to provide comprehensive building management and maintenance services at the  
Baltimore City Juvenile Justice Center for a period of five (5) years beginning September 16,  
2008 through September 15, 2013.

**MODIFICATION DESCRIPTION**                 Modification #2 Board of Public Works  
approval is requested for a cost reduction to the existing Comprehensive Building Management  
and Maintenance Services contract at the Baltimore City Juvenile Justice Center. Reductions are  
necessary due to revenue shortfalls throughout the remainder of the contract. This contract will  
still provide the essential services to the facility.

**TERM OF ORIGINAL CONTRACT**                 9/16/2008 – 9/15/2013

**TERM OF MODIFICATION**                         9/2/2010 – 9/15/2013

**ORIGINAL CONTRACT AMOUNT**                 \$7,754,101.20 (5 years)

**AMOUNT OF MODIFICATION**                     (\$994,583.00)

**PRIOR MODIFICATIONS/OPTIONS**                 (\$500,000.00)

**REVISED CONTRACT AMOUNT**                     \$6,259,518.00

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

**MAINTENANCE CONTRACT MODIFICATION**

**ITEM**            5-M-MOD (Cont.)

**PERCENT +/- (THIS MODIFICATION)**            -13%

**OVERALL PERCENT +/-**                                -20%

**ORIGINAL MBE PARTICIPATION**                    35%

**ORIGINAL PROCUREMENT METHOD**                Competitive Sealed Bidding

**REMARKS**    Reductions are necessary due to revenue shortfalls of throughout the Maryland State Government. DJS has estimated that \$994,583.00 should be reduced from the referenced contract for fiscal years 2011 through 2014.

The information provided below, in bold, are the areas of service which are included in the cost savings/reduction plan.

<b>Components</b>	<b>Annual Amount</b>	<b>Reduction</b>	<b>Balance</b>
Property Management	\$124,989.00	None	\$124,989.60
HVAC Water Treatment	\$310,893.40	None	\$310,893.40
Elevator	\$ 14,554.40	None	\$ 14,554.20
Fire Suppress – Alarm	\$ 2,720.40	None	\$ 2,720.40
Emergency Generator	\$ 2,572.00	None	\$ 2,572.00
Snow/Ice Removal	\$ 2,720.00	None	\$ 2,720.40
Pest Control	\$ 12,983.80	None	\$ 12,983.80
<b>Landscaping</b>	<b>\$ 5,152.20</b>	<b>\$ 32.00</b>	<b>\$ 5,120.20</b>
<b>Janitorial</b>	<b>\$920,028.00</b>	<b>\$225,000.00</b>	<b>\$695,028.00</b>
<b>Roof Maintenance</b>	<b>\$ 4,085.80</b>	<b>\$ 1,000.00</b>	<b>\$ 3,085.80</b>
<b>Recycling</b>	<b>\$ 2,720.40</b>	<b>\$ 1,000.00</b>	<b>\$ 1,720.40</b>
<b>Ground Maintenance</b>	<b>\$ 7,700.00</b>	<b>\$ 1,000.00</b>	<b>\$ 700.20</b>
<b>Window Cleaning</b>	<b>\$ 16,483.20</b>	<b>\$ 5,000.00</b>	<b>\$ 11,483.20</b>
<b>Scheduled Painting</b>	<b>\$ 65,130.80</b>	<b>\$ 45,000.00</b>	<b>\$ 20,130.80</b>
<b>Window Repair</b>	<b>\$ 4,085.80</b>	<b>\$ 2,000.00</b>	<b>\$ 2,085.80</b>
<b>Extra Work Allowance</b>	<b>\$ 60,000.00</b>	<b>\$ 30,000.00</b>	<b>\$ 30,000.00</b>
<b>Total Annual Budget</b>	<b>\$1,550,820.20</b>	<b>\$310,000.00</b>	<b>\$1,240,820.20</b>

Reductions, this modification

Fiscal year 11 - \$310,000,    Fiscal year 12 - \$ 310,000

Fiscal year 13 - \$ 310,000    Fiscal year 14 - \$ \$64,583

Total Reduction \$994,583





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

**GENERAL MISCELLANEOUS**

**ITEM**           6-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 \$293,989.00.

**A. Maryland Department of State Police**

Barracks “O”  
Hagerstown, MD

**DESCRIPTION**

This project provides construction schedule review services, for the review and analysis for the projects baseline schedule and continuing reviews of monthly schedule updates over the contracts duration.

**REMARKS**

Indefinite Quantity Contract (IQC) DGS-07-018-IQC was developed for DGS to provide architectural and engineering services for construction scheduling and claims analysis for multiple construction projects with fees \$300,000.00 or less. Under this agreement individual contract awards may not exceed \$300,000.00. Selected firms may be awarded more than one contract; however, the total amount for contracts awarded to any one firm may not exceed \$500,000.00. Including this project the aggregate of awards to Alpha Corporation is \$98,180.00. The expiration date of this contract (DGS-07-018-IQC) is 7/15/2011

**CONTRACT NO. & TITLE**

Project No. PO-183-040-001;  
Construction Scheduling New Barrack “O”  
and Garage/Communications Building,  
Hagerstown MD  
ADPICS NO. 001B1400175

**PROCUREMENT METHOD**

Maryland Architectural and Engineering  
Services Act

**AWARD**

Johnson, Mirmiran & Thompson

**AMOUNT**

\$49,980.00

**FUND SOURCE**

MCCBL 2010/Item 906 (Provide funds to design, construct and equip a new Hagerstown Barracks and Garage”

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

**GENERAL MISCELLANEOUS**

**ITEM**           6-GM (Cont.)

**B. Department of Public Safety and Correctional Services**

Maryland Reception Diagnostic and Classification Center (MRDCC)

Baltimore City

**DESCRIPTION**

This project provides for A/E services to evaluate the existing structural conditions, drainage, and related systems and to prepare a cost estimate for the two (2), four (4) level, side by side mirror image parking garages at the Maryland Reception Diagnostic and Classification Center

**REMARKS**

Indefinite Quantity Contract (IQC) DGS-08-007-IQC was developed for DGS to provide structural design and engineering services for multiple construction projects with fees \$200,000.00 or less. Under this agreement individual contract awards may not exceed \$200,000.00. Selected firms may be awarded more than one contract; however, the total amount for contracts awarded to any one firm may not exceed \$400,000.00. Including this project the aggregate of awards to Mehta Consultants, Inc. w/F&H Consultants, Inc. (JV) is \$52,579.00. The expiration date of this contract (DGS-08-007-IQC) is 2/24/2011.

**CONTRACT NO. & TITLE**

Project No. K-743-100-001;  
Evaluation and Cost Estimate for Repairs,  
Two Side by Side Mirror Image Parking  
Garages, Maryland Reception Diagnostic  
and Classification Center, DPSCS  
ADPICS NO. 001B1400180

**PROCUREMENT METHOD**

Maryland Architectural and Engineering  
Services Act

**AWARD**

Mehta Consultants, Inc. w/F&H  
Consultants, Inc. (JV) Cockeysville, MD

**AMOUNT**

\$52,579.00

**FUND SOURCE**

MCCBL 2009/Item 007 (Provide funds for  
the State capital facilities renewal program.)





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

**GENERAL MISCELLANEOUS**

**ITEM**           6-GM (Cont.)

**REMARKS**

Indefinite Quantity Contract (IQC) DGS-07-022-IQC was developed for DGS to provide construction document reviews for multiple projects with fees \$200,000 or less. Under this agreement individual contract awards may not exceed \$200,000. Selected firms may be awarded more than one project; however, the total amount for contracts awarded to any one firm may not exceed \$500,000. Including this project the aggregate of awards to Heery International, Inc. is \$15,800.00. The expiration date of this contract (DGS-07-022-IQC) is September 16, 2011.

**CONTRACT NO. & TITLE**

Project No. CC-07-MC03/06-400;  
Susquehanna Hall Renovation/Addition,  
Harford Community College  
ADPICS NO> 001B1400179

**PROCUREMENT METHOD**

Maryland Architectural and Engineering  
Services Act

**AWARD**

Heery International, Inc.  
Baltimore, MD

**AMOUNT**

\$15,800.00

**FUND SOURCE**

MCCBL 2007/Item 045 (Provide funds to assist the subdivisions in the design, construction, renovation and capital equipping of community college buildings.)

**F. Department of General Services**

Community College of Baltimore County,  
Essex, MD

**DESCRIPTION**

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

**REMARKS**

Indefinite Quantity Contract (IQC) DGS-07-022-IQC was developed for DGS to provide construction document reviews for multiple projects with fees \$200,000.00 or less. Under this agreement individual contract awards may not exceed \$200,000.00.

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

**GENERAL MISCELLANEOUS**

**ITEM**           6-GM (Cont.)

Selected firms may be awarded more than one project; however, the total amount for contracts awarded to any one firm may not exceed \$500,000.00. Including this project the aggregate of awards to Johnson, Mirmiran & Thompson, Inc. is \$32,340.00. The expiration date of this contract (DGS-07-022-IQC) is 9/16/2011.

**CONTRACT NO. & TITLE**

Project No. CC-11-MC11-410;  
Science Lab Renovation, Community  
College of Baltimore County, Essex  
ADPICS NO 001B1400176

**PROCUREMENT METHOD**

Maryland Architectural and Engineering  
Services Act

**AWARD**

Johnson, Mirmiran & Thompson, Inc.  
Sparks, MD

**AMOUNT**

\$13,140.00

**FUND SOURCE**

MCCBL 2007/ Item 045 (Provide funds to  
assist the subdivisions in the design,  
construction renovation and capital  
equipping of community college buildings.)

**G. Maryland Department of Planning**

Maryland Historical Trust  
Jefferson Patterson Park and Museum  
(JPPM) Calvert County, Maryland

**DESCRIPTION**

Approval for an encumbrance of funds to engage the Calvert Soil Conservation District (CSCD) to provide survey, engineering design, contracting, construction management and post-construction services for Phase Two of the Riverside Interpretive Trails and Exhibit Stations (RITES) project. This phase of the project is the design and construction of trail surfaces and boardwalks.

A memorandum of agreement (MOA) is being issued in conjunction with this recommended action. The Department of General Services (DGS) and the Department of Planning (DOP)/Maryland Historical Trust (MHT) will monitor and review all stages of the work of the CSCD agreement.

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

**GENERAL MISCELLANEOUS**

**ITEM**           6-GM (Cont.)

**REMARKS**

The CSCD is being engaged to provide the survey, design, engineering, permitting, contracting, construction management, inspection and post-construction services.

In the past, the CSCD has accomplished similar services at JPPM on a number of projects of this type. Because the CSCD is historically familiar with the archeologically sensitive site and geographical terrain of JPPM, and because they are a recognized State political subdivision, it is appropriate to engage them for this project, consistent with COMAR 21.05.09.04 for participating in an intergovernmental cooperative purchasing agreement. When CSCD completes the competitive bidding process, the construction contract will be brought to the Board of Public Works (BPW) by DGS for review and approval of that segment of the project.

The RITES project is the 2<sup>nd</sup> phase for the installation of approximately 22,000 feet of new trail and boardwalks, with a large percentage of the new trails being ADA accessible. The project will link the public facilities with existing and future archeological exhibits and natural sites.

The 1<sup>st</sup> phase of the project, for archeological survey, analysis, and associated costs related to this project was approved by the BPW on 7/1/09 (Item 10-GM) and is currently underway. The 3<sup>rd</sup> phase will include design and construction of trail exhibit stations and will also be managed by DGS/DOP, consistent under the above request.

**PROJECT NO. AND TITLE**

Project No.HT-000-100-101,  
Riverside Interpretive Trails and Exhibit  
Stations

**AMOUNT**

\$82,940.00

**FUND SOURCE**

MCCBL 2009/Item 012 (Provide funds to design and construct a system of trails and exhibits at the Jefferson Patterson Park and Museum)







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

**GENERAL MISCELLANEOUS**

**ITEM**           7-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. Modifications, if any, reflect the change in funding from POS funds to General Obligation Bond funds (MCCBL) also noted below. Total amount of funds used is \$68,455.18 (includes items 1 and 2).

The two fund sources for any particular item will be designated as either:  
MCCBL FY2009 Item 018 (Provide funds to construct capital improvements such as planned maintenance and repair projects at public facilities on State-Owned property) or  
MCCBL 2010 Item 016 (Provide funds to construct capital improvements such as planned Maintenance and repair projects at public use facilities on State-Owned property)

**Department of Natural Resources**

**1. Unicorn Fish Hatchery-Millington, MD**

**DESCRIPTION**

This project provides Civil investigative design and engineering services to evaluate existing structure and associated systems, take field measurements, design new water supply lines including valves and drain ponds, identify wetlands and obtain permits necessary.

**REMARKS**

Indefinite Quantity Contract (IQC) DGS-07-009-IQC was developed for DGS to provide professional services agreement to provide geotechnical investigative, design and engineering services for multiple construction projects with fees less than \$200,000.00. Under this agreement individual contract awards may not exceed \$200,000.00. Selected firms may be awarded more than one project; however, the total amount for contracts awarded to any one firm may not exceed \$400,000.00. Including this project the aggregate of awards to Century Engineering, Inc. is \$95,763.28. The expiration date of this contract (DGS-07-009-IQC) is November 30, 2011.

**CONTRACT NO. & TITLE**

Project No. G-018-091-010;  
Install New Well/Replace Water Supply  
Lines Unicorn Fish Hatchery, Millington,  
MD

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

**GENERAL MISCELLANEOUS****ITEM**           7-GM (Cont.)**PROCUREMENT METHOD**Maryland Architectural and Engineering  
Services Act**AWARD**Century Engineering, Inc.  
Hunt Valley, MD**AMOUNT**

\$49,955.18

**FUND SOURCE**

MCCBL 2010 Item 016

**2. Seneca Creek State Park-Gaithersburg, Montgomery County, MD****DESCRIPTION**

This project is to cut down 10 trees of various sizes along pump station #1, remove and dispose of existing corrugated metal pipe, install 2 36" x 30" ADS polyethylene pipes with 2 flared end sections for each pipe. Install check dam in swale. Remove and replace approx. 104 LF of existing chain link fence, including concrete footers, posts and gate. Final site restoration and stabilization, including filling, grading, spreading of topsoil, and establishment of vegetative cover.

**CONTRACT NO. & TITLE**Project No. P-019-100-010;  
Stabilize Pump Station # 1**PROCUREMENT METHOD**

Small Procurement

**AWARD**I-CON International Contractors  
Myersville, MD**AMOUNT**

\$18,500.00

**FUND SOURCE**

MCCBL/2009 Item 018

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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

**DEPARTMENT OF AGRICULTURE**

Maryland Agricultural Land Preservation Foundation (MALPF)  
Agricultural Land Preservation Easements (Montgomery County)

**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.

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.

<b><u>Grantor</u></b>	<b><u>Property</u></b>	<b><u>Price</u></b>	
<b><u>Montgomery County</u></b>			
Lonnie & Mina Luther	98.4842 Ac	\$703,176.85	
15-10-02	Less 1 acre	\$ 7,288.00/acre	
	Per dwelling		
	(2 dwellings)		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Westholm (staff)	\$ 772,000.00	\$48,447.35	\$ 723,552.65
b. Pugh (fee)	\$ 670,000.00	\$48,447.35	\$ 621,552.65
c. Bowers (fee)	\$1,110,000.00	\$48,447.35	\$1,061,552.65
Review Appraiser: Westholm			

**FUND SOURCE**

\$703,176.85 L00 A11.11 County SF09

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

**REAL PROPERTY**

**ITEM**           8-RP (Cont.)

**REMARKS**

1. The Department of Agriculture recommends acceptance of this contract.
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. This easement acquisition will be funded entirely with County funds, but MALPF will be the sole holder of the Easement.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

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

**REAL PROPERTY****ITEM**           9-RP**MILITARY DEPARTMENT**E/S Sharpsburg Road- File - 8397  
Washington County**REFERENCE**

Reference is made to Board of Public works 10/21/09 Item 7-RP where the Board approved declaring surplus approximately 5.7 acres of Military Department property located in Hagerstown, Washington County. Approximately 3.0 acres was to be sold to The Potomac Edison Company, a Maryland and Virginia Corporation, doing business as Allegheny Power Company. This item is for the Board to approve an Agreement of Sale to The Potomac Edison Company, a Maryland and Virginia Corporation, doing business as Allegheny Power Company for approximately 3.14 acres of the surplus Military property. The power company plans to construct an electric substation on the property to serve the power needs of the area to include additional electric power needed by the Department of Public Safety and Correctional Services Correctional Institutions nearby. Title and transfer agreements are subject to legal review.

**GRANTOR**State of Maryland, to the use of the  
Military Department**GRANTEE**The Potomac Edison Company a Maryland  
and Virginia Corporation, doing business as  
Allegheny Power**PROPERTY**

3.14 +/- acres – unimproved

**PRICE**

\$98,200.00

**APPRAISED VALUE**

\$98,200-6/28/2010-Richard L. Bowers-Fee appraiser-Reviewed by W.T. Beach

**REMARKS**

1. The Clearinghouse conducted an intergovernmental review of the project under MD20070803-0837 determined that the property was surplus to the needs of the Military Department and has recommended to declare +/- 3.0 acre portion of the site for sale to Potomac Edison Company (doing business as Allegheny Power). Allegheny Power seeks to construct a new substation on the site (State Department of Assessments and Taxation Tax Map 62: Parcel Number 240) to provide an additional transformer capacity for new residential, commercial,

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

**REAL PROPERTY**

**ITEM**           9-RP (Cont.)

and industrial growth in the area, including the proposed expansion projects at the Maryland Correctional Training Center. The Maryland Department of Public Safety and Correctional Services withdrew its prior interest in acquiring the site.

Further recommended is to transfer the remainder of the site, +/- 2.7 acres, to the Maryland Department of Juvenile Services. The Maryland Department of Juvenile Services is the custodian of a facility, the Western Maryland Children's Center, which is located adjacent to the referenced property.

The Maryland Department of Juvenile Services plans to use the +/- 2.7 acres as "a natural sight barrier from MD Route 65; to enhance the perimeter security of (the grounds of) the Western Maryland Children's Center; and to prevent any potential construction projects that are incompatible with the goals and operation of the Maryland Department of Juvenile Services." The Maryland Department of Juvenile Services agreed to the details of this amended recommendation in an email message received by the State Department of Planning on December 5, 2008.

2.       Transfer of the balance of surplus Military property to the Department of Juvenile Services will be accomplished as a separate Board of Public Works agenda item at a later date.

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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

**DEPARTMENT OF AGRICULTURE**

Maryland Agricultural Land Preservation  
Foundation (MALPF)  
File # 17-86-03  
File # 17-90-10c  
Queen Anne’s County, MD

**REFERENCE**

Reference is made to Item 15-RP of the Board of Public Works Agenda of October 4, 1989, wherein approval was given to the Maryland Agricultural Land Preservation Foundation (hereinafter, “MALPF”) to acquire an Agricultural Preservation Easement on 154 acres of land for \$95,100.00 from Elbert Hicks. Purchase of the Easement was completed on November 27, 1989. Brick Holdings, LLC is now the owner of the land encumbered by the Easement (“the Brick Holdings Easement”).

Reference is also made to Item 19-RP of the Board of Public Works Agenda of December 19, 1990, wherein approval was given to the Maryland Agricultural Land Preservation Foundation (hereinafter, “MALPF”) to acquire an Agricultural Preservation Easement (“the Sharp Easement”) on 94.582 acres of land for \$87,952.90 from William B. Sharp and Barbara Sharp. Purchase of the Easement was completed on January 17, 1991.

By its Board meetings of September 27, 1994 and October 27, 2009, the MALPF Board of Trustees approved an agricultural subdivision of the Sharp Easement into parcels of 60.69 acres, 20 acres, and 12.762 acres. The 12.762 acre parcel is now owned by Alvin and Charlotte Lane, and is hereinafter referred to as “the Lane Parcel”.

The Lane Parcel and the lands encumbered by the Brick Holdings Easement are contiguous to each other along a common boundary.

Request is being made of the Board of Public Works to permit a .129 acre strip of the parcel now owned by Brick Holdings, LLC to be conveyed to Alvin and Charlotte Lane, in exchange for Alvin and Charlotte Lane conveying a .129 acre triangular-shaped parcel to Brick Holdings, LLC. This request is made to accommodate Brick Holdings, LLC, which desires to acquire the .129 acre triangular-shaped parcel in fee in order that it have unrestricted ingress and egress to and from another parcel owned and farmed by it. Both exchange parcels are of the same class of soils. A plat depicting the proposed exchange is attached hereto.



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

**REAL PROPERTY**

**ITEM**           10-RP (Cont.)

An Amendment to the Brick Holdings Easement will be required to join the new .129 acre to that land already encumbered by the Brick Holdings Easement. In addition, because an agricultural subdivision of the Sharp Easement over 94.582 acres has occurred, a new “overlay” Easement encumbering the Lane parcel will be required of Mr. & Mrs. Lane since the Sharp Easement cannot be amended without the joinder of the landowners of the other two parcels originally comprising the Sharp Easement.

<b><u>RELEASOR</u></b>	The State of Maryland, to the use of the Department of Agriculture on behalf of MALPF
<b><u>RELEASEE</u></b>	Brick Holdings, LLC
<b><u>PROPERTY</u></b>	.129 acres
<b><u>GRANTOR</u></b>	Brick Holdings, LLC
<b><u>GRANTEE</u></b>	The State of Maryland, to the use of the Department of Agriculture on behalf of the MALPF
<b><u>PROPERTY</u></b>	.129 acres
<b><u>RELEASOR</u></b>	The State of Maryland, to the use of the Department of Agriculture on behalf of the MALPF
<b><u>RELEASEE</u></b>	Alvin and Charlotte Lane
<b><u>PROPERTY</u></b>	.129 acres
<b><u>GRANTOR</u></b>	Alvin and Charlotte Lane
<b><u>GRANTEE</u></b>	The State of Maryland, to the use of the Department of Agriculture on behalf of the MALPF





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

**REAL PROPERTY****ITEM**           11-RP (Cont.)

The State's required match to this grant is solely limited to \$500,000 of the purchase price and \$25,000 in incidental costs.

The Attorney General's Office has approved the Assignment of Option Contract. Title and transfer documents are subject to legal review.

**GRANTOR**

The Adkins Company, a Maryland Corporation

**GRANTEE**

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

**PROPERTY**

430 +/- acres unimproved

**PRICE**

\$1,875,000\*  
(Discounted Sale)

\*The sales price represents a negotiated discount from the recommended value (\$3,035,000 for estimated 431 acres) to the State of Maryland of \$1,160,000 or 61.78%.

**APPRAISED VALUES**

\$3,035,000.00 – (5/13/10) – William J. Lefort – Fee Appraiser –  
Reviewed by Darryl Andrews  
\$2,290,570.00 – (4/30/10) – Terry R. Dunkin – Fee Appraiser –  
Reviewed by Darryl Andrews

**FUND SOURCE**

MCCBL 2010/ Item 012 89.22.49, FY11  
\$525,000

**SPECIAL CONDITIONS**

1. Approval is requested to reimburse The Trust for Public Land for the following items totaling \$25,000.

Land Survey Cost	<u>\$25,000.00</u>
Total:	<u>\$25,000.00</u>

2. The Department of Natural Resources intends to substitute Worcester County, Maryland as the grantee to be named in the deed of conveyance.

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

**REAL PROPERTY**

**ITEM**            11-RP (Cont.)

**REMARKS**

1.        The Department of Natural Resources recommends approval of this acquisition.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

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

**LANDLORD LEASE****ITEM** 12-LL-OPT**DEPARTMENT OF HEALTH AND MENTAL HYGIENE**

Suitland, MD (Prince Georges. County)

**Tenant** Southern Maryland Vocational Industries, Inc.  
8000 Parston Drive  
Forestville, MD 20747

**Property Location** 3001 Plaza Drive  
Suitland, MD 20735

<b><u>Space Type</u></b>	Group Home	<b><u>Lease Type</u></b>	Option Renewal
<b><u>Duration</u></b>	5 Years	<b><u>Effective</u></b>	July 1, 2011
<b><u>Annual Rent</u></b>	\$1.00		

<b><u>Utilities Responsibility</u></b>	Tenant
<b><u>Custodial Responsibility</u></b>	Tenant
<b><u>Previous Board Action(s)</u></b>	04/26/00- 18-L, 06/21/06 20-L

**Remarks**

1. Lease Item 20-L of the June 21, 2006 Department of General Services Action Agenda to the Board of Public Works provided for one (1) option renewal term of five (5) years subject to approval by the Board of Public Works.
2. Upon approval of this option renewal, the Tenant shall invest approximately \$30,000 to substantially improve the leased property by replacing the heating system, roof and expanding and repaving the parking area. The Tenant is responsible for acquiring all required permits and insuring that all work is performed by bonded and licensed contractors.
3. This Lease contains a termination for convenience clause.
4. The Tenant shall indemnify and hold harmless the State of Maryland and the Department of Health and Mental Hygiene against any and all liability or claim of liability, including reasonable attorney's fees, arising out of the Tenant's use and occupancy, conduct, operation or management of the leased property. Further the Tenant shall maintain liability insurance at a minimum coverage of \$1,000,000 combined single limit per occurrence and shall contain broad from GCL Endorsement or its equivalent.



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

**TENANT LEASE****ITEM** 13-LT**WORKER'S COMPENSATION COMMISSION**Cambridge  
Dorchester County**Landlord**The Nest, Inc.  
6349 Basket Switch Road  
Newark, MD 21841**Property Location**828 B Airpax RD, Suite 500  
Cambridge, MD 21613

<b><u>Space Type</u></b>	Office & Hearing Room	<b><u>Lease Type</u></b>	New	<b><u>Square Feet</u></b>	2,505
<b><u>Duration</u></b>	5 Years	<b><u>Effective</u></b>	9/10/2010		
<b><u>Annual Rent</u></b>	\$30,435.75	<b><u>Square Foot Rate</u></b>	\$12.15		
<b><u>Effective Square Foot Rate</u></b>	\$14.15				
<b><u>Previous Square Foot Rate</u></b>	\$13.50				
<b><u>Prev.Eff. Square Foot Rate</u></b>	\$15.50				

<b><u>Utilities Responsibility</u></b>	Tenant
<b><u>Custodial Responsibility</u></b>	Landlord
<b><u>Previous Board Action(s)</u></b>	10/01/2003 - 16-L

**Fund Source** C98 03 10000 PCA 11003 AOBJ 1301 100% Special**History/Administrative Review**

An administrative review of the lease file for this location revealed that the agency has continually occupied the leased space since June 9, 2004. The contractual six month lease holdover period expired on December 8, 2009. Now, therefore, the Board is requested to retroactively approve the leasing of this space for the nine (9) month period from December 9, 2009 to September 9, 2010 pursuant to the State Finance and Procurement Article 11-204 9(c)(1).

**Special Conditions**

1. The lease contains escalations/de-escalations for real estate taxes and custodial service.
2. The lease incorporates twenty (20) use-in-common parking spaces at no cost to the State.



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

**TENANT LEASE**

**ITEM**           13-LT (Cont.)

**Remarks**

1.     This space has been used since June 9, 2004 by the Workers' Compensation Commission as an administrative and Regional Hearing location for Service Region #1. The Workers' Compensation Commission adjudicates cases of workers employed in the State of Maryland who have been injured on the job.
2.     The lease contains a termination for convenience clause.
3.     Through negotiations the Department of General Services secured a rental cost savings of \$16,908.75 over the lease term by reducing the Landlord's existing renewal net usable square foot (nurf) rental rate by \$1.35 per nurf from \$13.50 to \$12.15 per 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**

**TENANT LEASE****ITEM** 14-LT

**DEPARTMENT OF NATURAL RESOURCES** Cambridge, MD  
(Wildlife & Heritage Services) Dorchester County

**Landlord** The Nest, Inc.  
6349 Basket Switch Road  
Newark, MD 21841

**Property Location** 828 B Airpax RD, Suite 400  
Cambridge, MD 21613

<b><u>Space Type</u></b>	Office	<b><u>Lease Type</u></b>	New	<b><u>Square Feet</u></b>	1,800
<b><u>Duration</u></b>	5 Years	<b><u>Effective</u></b>	9/10/2010		
<b><u>Annual Rent</u></b>	\$21,870	<b><u>Square Foot Rate</u></b>	\$12.15		

**Effective Square Foot Rate** \$14.15

**Previous Square Foot Rate** \$13.50

**Prev. Eff. Square Foot Rate** \$15.50

**Utilities Responsibility** Tenant  
**Custodial Responsibility** Landlord  
**Previous Board Action(s)** 10/01/2003 - 15-L

**Fund Source** K00-A0301 100% Special

**History/Administrative Review** An administrative review of the lease file for this location revealed that the agency has continually occupied the leased space since August 4, 2004. The contractual six month lease holdover period expired on February 3, 2010. Now, therefore, the Board is requested to retroactively approve the leasing of this space for the seven (7) months and 6 day period from February 4, 2010 to September 9, 2010 pursuant to the State Finance and Procurement Article 11-204(c)(1).

**Special Conditions**

1. The lease contains escalations/de-escalations for real estate taxes and custodial service.
2. The lease incorporates thirty (30) use-in-common parking spaces at no cost to the State.

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

**TENANT LEASE**

**ITEM**        14-LT (Cont.)

**Remarks**

1.        This space has been used since August 4, 2004 as a field office for the Department of Natural Resources Heritage and Wildlife Services (DNR/W&HS). DNR/W&HS provides education and outreach services to professional organizations and the general public.
2.        The lease contains a termination for convenience clause.
3.        Through negotiations the Department of General Services secured a rental cost savings of \$12,150 over the term of the lease by reducing the Landlord's existing renewal net usable square foot (nurf) rental rate by \$1.35 per nurf from \$13.50 to \$12.15 per 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**

**TENANT LEASE**

**ITEM**            15-LT

**DEPARTMENT OF HEALTH AND MENTAL HYGIENE**  
**DEPARTMENT LABOR, LICENSING & REGULATION**  
**DEPARTMENT OF JUVENILE SERVICES**  
**DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES**  
(Baltimore City)

**Landlord**                                      Fallsway Properties, LLC.  
Edison Parking Corporation, its Manager  
100 Washington St.  
Newark, NJ 07102

**Property Location**                        560 N. High St.  
Baltimore, MD 21202

<b><u>Space Type</u></b> Parking	<b><u>Lease Type</u></b> New	<b><u>Number of Spaces</u></b>
<b><u>Duration</u></b> 2 Years	<b><u>Effective</u></b> 9/15/2010	DHMH        27
<b><u>Annual Rent</u></b> \$309,540	<b><u>Rate/Space/Month</u></b> \$77.00	DLLR        123
	<b><u>Previous Rate/Space</u></b> \$77.00	DJS         169
		<u>DPSCS     16</u>
		TOTAL      335

**Utilities Responsibility**                    Landlord  
**Custodial Responsibility**                Landlord  
**Previous Board Action(s)**                02/19/03 Item 6-L; 01/07/04 Item 8-L; 2/15/04 Item 8-L  
04/19/06 Item 14-L; 07/16/08 Item 13-LT

**Fund Sources**

DPSCS        100% General PCA32110 AOBJ 0705;  
DJS            100% General SUB PROG 301A AOBJ 0705  
DLLR         19.82 % General, 52.83% Federal, 20.04% Special, 7.31% Reimb Obj 0705  
DHMH        100% General M00 PCA E101G AOBJ 0802

**REMARKS**

1.        The Department of Health and Mental Hygiene has increased its parking by 7 spaces.
2.        The number of spaces complies with the 1:3 ratio established for this area

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

**TENANT LEASE**

**ITEM**      15-LT (Cont.)

3.      The lease contains a termination for convenience clause.
  
4.      These parking spaces were 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 agencies, 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** 16-LT-OPT

**MARYLAND STATE EXECUTIVE DEPARTMENT** Towson, MD  
(Governor's Office on Crime Control & Prevention) Baltimore County

**Landlord** Hampton Plaza, LLLP  
300 East Joppa Road  
Towson, MD 21286

**Property Location** 300 East Joppa RD  
Towson, MD 21286

<b><u>Space Type</u></b>	Office/Storage	<b><u>Lease Type</u></b>	Renewal	<b><u>Square Feet</u></b>
<b><u>Duration</u></b>	5 Years	<b><u>Effective</u></b>	9/15/2010	12,283 Office
<b><u>Annual Rent</u></b>	\$187,316 Office	<b><u>Square Foot Rate</u></b>	\$15.25 Office	447 Storage
	\$ 2,906 Storage	<b><u>Prev. Sq. Ft. Rate</u></b>	\$15.00	12,730 Total
	\$190,222	<b><u>Square Foot Rate</u></b>	\$6.50 Storage	
		<b><u>Prev. Sq. Ft. Rate</u></b>	\$8.50	

**Utilities Responsibility** Landlord  
**Custodial Responsibility** Landlord  
**Previous Board Action(s)** 8/31/2005 - 18-L

**Fund Source** D15A05.16 Federal 30% General 60% Special 10%

**Special Conditions**

1. The lease incorporates ten (10) use-in-common parking spaces free of charge and twelve (12) parking spaces at the rate of \$65.00 per space per month if needed.
2. The lease provides for a five (5) year renewal term subject to a 180 days prior written notice to the Landlord and the Board of Public Works approval

**Remarks**

1. This space has been used since 1995 by the Executive Department. This office administers numerous Federal and State grant programs and serves as a clearinghouse of information, research, analysis and other materials necessary for formulating crime control and prevention policy.

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

**TENANT LEASE**

**ITEM**           16-LT-OPT (Cont)

2.       The lease contains a termination for convenience clause.
  
3.       Through negotiations the Department of General Services secured a rental cost savings of \$127,600.00 over the term of the lease. A \$122,830 saving for the office space was achieved by reducing the Landlord's stated renewal rental rate by \$2.00 per net usable square foot and a term saving of \$4,770 for the storage space by reducing the current storage rate by \$2.00 per net usable square foot.
  
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** 17-LT-OPT

**DEPARTMENT OF HEALTH AND MENTAL HYGIENE** Baltimore  
(Maryland Board of Nursing) Baltimore City

**Landlord** Reisterstown Plaza Associates, LLC.  
c/o Inland US Management, LLC.  
6776 Reisterstown Road  
Baltimore, MD 21215

**Property Location** 4140 Patterson Ave.  
Baltimore, MD 21215

<b><u>Space Type</u></b>	Office	<b><u>Lease Type</u></b>	Renewal	<b><u>Square Feet</u></b>	15,232
<b><u>Duration</u></b>	10 Years	<b><u>Effective</u></b>	October 1, 2010		
<b><u>Annual Rent</u></b>	\$197,254.40	<b><u>Square Foot Rate</u></b>	\$12.95		

**Previous Square Foot Rate** \$12.85

**Prev. Eff. Square Foot Rate** \$14.85

**Utilities Responsibility** Landlord  
**Custodial Responsibility** Landlord  
**Previous Board Action(s)** 9/23/1998 - 41-L; 10/1/2003 – 14-L

**Fund Source** M00A01.02.A282 100% General Funds

**History/Administrative Review** An administrative review of the lease file for this location revealed that the agency has continually occupied the leased space since March 1, 1999. The contractual six month lease holdover period expired on April 30, 2009. Now, therefore, the Board is requested to retroactively approve the leasing of this space for the 17 month period from May 1, 2009 to September 30, 2010 pursuant to the State Finance and Procurement Article 11-204 (c)(1).

**Special Conditions**

1. The lease contains escalations/de-escalations for real estate taxes, utilities and custodial service.
2. The Landlord has assumed the payment of utilities, previously paid by the Tenant.
3. The lease contains one (1) option renewal for five (5) years.



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

**TENANT LEASE**

**ITEM**        17-LT-OPT (Cont.)

4.        The lease incorporates sixty-four (64) use-in-common parking spaces at no cost to the State.

**Remarks**

1.        This space has been used since 1999 by the Board of Nursing who is mandated to license, certify, and regulate the practice of registered nurses, licensed practical nurses, nurse anesthetists, nurse practitioners, nurse psychotherapists, and nursing assistants. The agency also regulates nursing education programs and registered nursing staff agencies.

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.

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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** 18-LT-OPT**DEPARTMENT OF HEALTH AND MENTAL HYGIENE**

(Division of Vital Records) Baltimore City

**Landlord** Reisterstown Plaza Associates, LLC,  
c/o Inland US Management, LLC  
6776 Reisterstown Road  
Baltimore, MD 21215

**Property Location** 6550 Reisterstown RD  
Baltimore, MD 21215

<b><u>Space Type</u></b>	Office	<b><u>Lease Type</u></b>	Renewal/Additional	<b><u>Square Feet</u></b>	
<b><u>Duration</u></b>	5Year	<b><u>Effective</u></b>	10/1/2010	Current	11500
<b><u>Annual Rent</u></b>	\$161,654.65	<b><u>Square Foot Rate</u></b>	\$12.95	Additional	<u>983</u>
		<b><u>Prev. Square Foot Rate</u></b>	\$12.95	Total	12,483

**Utilities Responsibility** Landlord  
**Custodial Responsibility** Landlord  
**Previous Board Action(s)** 8/05/1998 - 47-L

**Fund Source** M00A01.02.A282 100% General Funds

**History/Administrative Review** An administrative review of the lease file for this location revealed that the agency has continually occupied the leased space since November 23, 1998. The contractual six month lease holdover period expired on May 21, 2009. Now, therefore, the Board is requested to retroactively approve the leasing of this space for the 16 month, 10 day period from May 22, 2009 to September 30, 2010 pursuant to the State Finance and Procurement Article 11-204 (c)(1).

**Special Conditions**

1. The lease contains escalations/de-escalations for real estate taxes, utilities and custodial service.
2. The lease contains one (1) option renewal for five (5) years.
3. The lease incorporates 71 use-in-common parking spaces at no cost to the State.
4. The Landlord at its cost and expense will build out the additional space according to State standards.

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

**TENANT LEASE**

**ITEM**           18-LT-OPT (Cont.)

**Remarks**

1.       This space has been used since 1998 by the Division of Vital Records who is mandated with the collection, registration, maintenance, security and issuance of adoption, divorce, birth, marriage and death certificates, decrees and licenses.
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-MOD

**MARYLAND STATE LOTTERY AGENCY** Baltimore, MD  
(Headquarters) Baltimore City

**Landlord** Montgomery Park, LLC  
1340 Smith Avenue, Suite 200  
Baltimore, MD 21209

**Property Location** 1800 Washington Boulevard  
Baltimore, MD 21223

<b><u>Space Type</u></b>	Office/Storage	<b><u>Lease Type</u></b>	Rent Reduction/Extension	<b><u>Square Feet</u></b>	72,271
<b><u>Duration</u></b>	12 Year 3 Months.	<b><u>Effective</u></b>	10/1/2010		
<b><u>Annual Rent</u></b>	\$850,931.00 (Avg.)	<b><u>Square Foot Rate</u></b>	\$11.77 (Avg.)		
		<b><u>Effective Square Foot Rate</u></b>	\$13.62 (Avg.)		
		<b><u>Previous Square Foot Rate</u></b>	\$12.79		
		<b><u>Previous Eff. Sq. Foot Rate</u></b>	\$14.70		

**Utilities Responsibility** Tenant  
**Custodial Responsibility** Landlord  
**Previous Board Action(s)** 12/19/2001 – 36-L

**Fund Source** E75 301 100% Special Funds

**Special Conditions**

1. The Tenant is responsible for its prorated share of real estate taxes.
2. The lease contains one (1) option renewal for five (5) years.
3. The lease incorporates 10 named reserved, 170 use-in-common parking spaces at no additional cost.
4. The lease contains a modified termination for convenience clause which may not be exercised during the 3<sup>rd</sup> through 7<sup>th</sup> lease years and is and subject to 12 month prior notice.

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

**TENANT LEASE**

**ITEM**           19-LT-MOD (Cont.)

**Remarks**

1.       This space has been used since December 1, 2002 as the Headquarters for the Maryland State Lottery Agency (MSLA). The State Lottery Agency oversees the Maryland State Lottery. Lottery tickets are sold and cashed at licensed retail establishments throughout Maryland. These lottery agents are private businesses that receive commissions and fees to sell the games to the public. Transactions are conducted through terminals connected to a computerized on-line real-time system.
  
2.       Through negotiations the Department of General Services secured a rental cost savings of \$1,125,233.41 over the term of the lease by reducing the Landlord's existing renewal rental rate from \$13.10 per nusf to \$11.77 per nusf average.
  
- 3        The net usable square foot (nusf) rental rate commences at \$9.35 and increases four percent (4%) per annum for an ending rate of \$14.97 in the final three (3) months of the lease.
  
4.       Winner of the 2003 National Grand Prize Phoenix Award (awarded each year by the US EPA to one project in the country in recognition of excellence in redevelopment), the building represents one of largest "green" redevelopments in Maryland, including such features as state-of-the-art chiller plant utilizing thermal storage and extensive winter free cooling through heat exchangers; largest living "green" roof in the mid-Atlantic area (over 50,000 square feet); grey water collection system encompassing building roof and parking lot which is utilized for all toilets; extensive use of recycled materials, including recycled carpet tiles, raised flooring and fabric and newspaper panels for partitions; and flushless urinals.
  
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** 20-LT-MOD**MARYLAND DEPARTMENT OF THE ENVIRONMENT** Baltimore, MD  
(Headquarters)**Landlord** Montgomery Park, LLC.  
1340 Smith Ave., Suite 200  
Baltimore, MD 21209**Property Location** 1800 Washington Boulevard  
Baltimore, MD 21223

<b><u>Space Type</u></b>	Office, Storage, Labs	<b><u>Lease Type</u></b>	Rent Reduction/Extension	<b><u>Square Feet</u></b>	262,300
<b><u>Duration</u></b>	12 Year 3 Months.	<b><u>Effective</u></b>	10/1/2010		
<b><u>Annual Rent</u></b>	\$4,310,501.78 (Avg.)	<b><u>Square Foot Rate</u></b>	\$16.43 (Avg.)		
		<b><u>Effective Square Foot Rate</u></b>	\$18.34 (Avg.)		
		<b><u>Previous Square Foot Rate</u></b>	\$13.75		
		<b><u>Previous Eff. Sq. Foot Rate</u></b>	\$15.66		

<b><u>Utilities Responsibility</u></b>	Tenant
<b><u>Custodial Responsibility</u></b>	Landlord
<b><u>Previous Board Action(s)</u></b>	9/20/2000 – 15-L

**Fund Source** U00A02.02.2201**Special Conditions**

1. The Tenant is responsible for its prorated share of real estate taxes.
2. The lease contains one (1) option renewal for five (5) years.
3. The lease incorporates 20 named reserved, 30 reserved use-in common and 950 use-in-common parking spaces at no additional cost.
4. The lease contains a modified termination for convenience clause which may not be exercised during the 3<sup>rd</sup> through 7<sup>th</sup> lease years and is and subject to a 24 month prior notice.

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

**TENANT LEASE**

**ITEM**           20-LT-MOD (Cont.)

**Remarks**

1.       This space has been used since September 1, 2002 as the Headquarters for the Department of the Environment (MDE). The mission of MDE is to protect and restore the quality of Maryland’s air, water, and land resources, while fostering smart growth, economic development, healthy and safe communities, and quality environmental education for the benefit of the environment, public health, and future generations.
  
2.       Through negotiations the Department of General Services secured a rental cost savings of \$6,277,381.11 over the term of the lease by reducing the Landlord’s existing renewal rental rate from \$19.35 per nusf to \$16.48 per nusf average.
  
- 3        The net usable square foot (nusf) rental rate commences at \$13.05 and increases four percent (4%) per annum for an ending rate of \$20.89 in the final three (3) months of the lease.
  
4.       Winner of the 2003 National Grand Prize Phoenix Award (awarded each year by the US EPA to one project in the country in recognition of excellence in redevelopment), the building represents one of largest “green” redevelopments in Maryland, including such features as state-of-the-art chiller plant utilizing thermal storage and extensive winter free cooling through heat exchangers; largest living “green” roof in the mid-Atlantic area (over 50,000 square feet); grey water collection system encompassing building roof and parking lot which is utilized for all toilets; extensive use of recycled materials, including recycled carpet tiles, raised flooring and fabric and newspaper panels for partitions; and flushless urinals.
  
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** 21-LT-MOD

**MARYLAND STATE DEPARTMENT OF EDUCATION** Lutherville, MD  
(Disability Determination Services) Baltimore County

**Landlord** HRI/Lutherville Station, LLC.  
100 Constitution Plaza, Seventh Floor  
Hartford, CT 06103

**Property Location** 170 W Ridgely Road  
Lutherville, MD 21093

<b><u>Space Type</u></b> Office	<b><u>Lease Type</u></b> Reduce/Reduction Ext. & Additional	<b><u>Square Feet</u></b> 45,986 Current <u>7,800</u> Add. 53,786 Total
<b><u>Duration</u></b> 11 Years 11 Months	<b><u>Effective</u></b> 10/1/2010	
<b><u>Annual Rent</u></b> \$898,226.00 Avg.	<b><u>Square Foot Rate</u></b> \$16.69 (Avg.)	
<b><u>Effective Sq. Ft. Rate</u></b> \$18.31 (Avg.)		
<b><u>Prev. Sq. Ft. Rate</u></b> \$14.99		
<b><u>Prev Eff. Sq. Ft. Rate</u></b> \$16.62		

**Utilities Responsibility** Tenant  
**Custodial Responsibility** Landlord  
**Previous Board Action(s)** 8/7/2002 – 13-L

**Fund Source** PCA.W2019.W2010 Federal 100%

**Special Conditions**

1. The lease contains escalations/de-escalations for real estate taxes and cleaning.
2. The lease contains one (1) option renewal for five (5) years subject to 24 months prior written notice and Board of Public Works approval.
3. The lease incorporates 142 use-in-common parking spaces free of charge.

**Remarks**

1. This space has been used since 1997 as the Disability Determination Service's office. This Unit is under contract with the Federal government to adjudicate Social Security Disability Insurance (SSDI) and Supplemental Security Income (SSI) claims. The additional 7,800 net usable square feet is required to provide space for 27 new staff that has been hired.



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

**TENANT LEASE**

**ITEM**            21-LT-MOD (Cont.)

2.        This is an early renewal wherein the Landlord reduced its rental rate of \$14.99 per net usable square foot to \$14.64 per net usable square foot for the remaining term of the existing lease which has scheduled termination date of August 31, 2012. This reduction achieves rent savings of \$20,119. Further negotiations resulted in a reduction from a Landlord proposed average rental rate of \$17.75 per net usable square foot to an average rental rate of \$16.69 per net usable square foot on a ten (10) year lease extension. This rent avoidance is valued at \$570,132.00.
  
3.        The net usable square foot rental rate will be \$14.64 for years one (1) through four (4), \$16.91 for years five (5) through eight (8) and \$18.54 for years nine (8) through twelve (12) averaging \$16.69.
  
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.

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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 a grant agreement, and authorize that funds be encumbered for the following grant.

*Mayor and City Council of the City of Bowie (Prince George’s County)*  
*Bowie Police Dispatch Center*  
*“For the construction and capital equipping of the Bowie Police Dispatch Center,*  
*located in Bowie.”*  
**\$25,000.00**  
*Maryland Consolidated Capital Bond Loan of 2009 (Chapter 485, Acts of 2009)*  
*DGS Item G128, SL-041-090-038*

**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 Mayor and City Council of the City of Bowie has submitted documentation that they have appropriated \$2,105,000.00 in their Fiscal Year 2008 budget to meet the matching fund requirement for this project.

<b><u>BACKGROUND</u></b>	Total Project	\$31,344,400.00
	<b>09-G128 (This Action)</b>	<b>\$ 25,000.00</b>
	Local Cost	\$31,319,400.00

**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 certify matching funds, enter into a grant agreement, and authorize that funds be encumbered for the following grant:

*Board of Directors of Civista Medical Center, Inc. (Charles County)*  
*Civista Medical Center*

*“To assist in the construction and renovation of space for the relocation and expansion of the Dialysis Center at Civista Medical Center.”*

***\$90,000.00***

*Maryland Consolidated Capital Bond Loan of 2009 (Chapter 485, Acts of 2009)*  
*DGS Item G026, SL-040-090-038*

**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 Civista Medical Center, Inc. has submitted evidence in the form of invoices and canceled checks that it has in excess of \$180,000.00 in eligible expenditures to meet the matching fund requirement.

Board of Public Works approval is also requested to reimburse the Board of Directors of Civista Medical Center, Inc. \$90,000.00 for eligible expenditures.

<b><u>BACKGROUND</u></b>	Total Project	\$315,000.00
	<b>09-G026 (This Action)</b>	<b>\$ 90,000.00</b>
	Local Cost	\$225,000.00

**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	

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

**CAPITAL GRANTS AND LOANS**

**ITEM**            24-CGL

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

*Maryland – National Capital Parks & Planning Commission (Prince George’s County)  
College Park Aviation Museum*

*“For the design, construction, capital equipping, and expansion of the College Park Aviation Museum, located in College Park.”*

***\$75,000***

*Maryland Consolidated Capital Bond Loan of 2007 (Chapter 488, Acts of 2007)  
DGS Item G074, (SL-085-070-038)*

**MATCHING FUND** 02/27/08 Agenda, Item 8-CGL.B

<b><u>BACKGROUND</u></b>	Total Project	\$2,000,000.00
	<b>07-G074 (This Action)</b>	<b>\$ 75,000.00</b>
	Local Cost	\$1,925,000.00

**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	

**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 grant:

*Mayor and City Council of Baltimore City*

*Lyndhurst Recreational Center*

*“For the planning, design, construction, and capital equipping of the Lyndhurst Recreational Center, located in Baltimore City.”*

***\$100,000.00 – encumber \$16,433.96***

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

*DGS Item G065*

***\$125,000.00 – encumber \$125,000.00***

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

*DGS Item G115, (SL-050-040-038)*

**MATCHING FUND** 03/01/06 Agenda, Item 15-CGL; 1/30/08 Agenda, Item 17-CGL.A

**BACKGROUND**

Total Project	\$1,800,000.00
<b>07-G115 (This Action)</b>	<b>\$ 125,000.00</b>
<b>04-G074 (This Action)</b>	<b>\$ 16,433.96</b>
04-G074 (Prior Action)	\$ 83,566.04
Local Cost	\$1,575,000.00

**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	

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

**CAPITAL GRANTS AND LOANS**

**ITEM**           26-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 Maryland Food Bank, Inc. (Baltimore County)*

*Maryland Food Bank Distribution Center Roof*

*“For the planning, design, construction, repair, and renovation of the Maryland Food Bank’s distribution center roof, located in Baltimore County.”*

***\$125,000.00***

*Maryland Consolidated Capital Bond Loan of 2009 (LHI - Chapter 485, Acts of 2009)  
DGS Item G035*

***\$125,000.00***

*Maryland Consolidated Capital Bond Loan of 2009 (LSI - Chapter 485, Acts of 2009)  
DGS Item G083, SL-011-040-038*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2011. The Board of Directors of the Maryland Food Bank, Inc. has submitted documentation that funds of \$492,200.00 are available from the U.S. Department of Housing and Urban Development to meet the matching fund requirement for this project.

**BACKGROUND**

Total Project	\$4,235,860.00
<b>09-G035 (This Action)</b>	<b>\$ 125,000.00 (Match)</b>
<b>09-G083 (This Action)</b>	<b>\$ 125,000.00 (Match)</b>
08-G021 (Prior Action)	\$ 250,000.00 (Match)*
07-G020 (Prior Action)	\$ 200,000.00 (Match)
06-G127 (Prior Action)	\$ 150,000.00 (Match)
05-040 (Prior Action)	\$ 175,000.00 (Non-Match)
04-G069 (Prior Action)	\$ 962,000.00 (Match)
Local Cost	\$2,248,860.00

\*The 2008 grant can only be used for a new freezer system at the Maryland Food Bank located in Salisbury. The rest of the grants were used for the Maryland Food Bank in Baltimore County.

(Prior actions: 10/21/09 Agenda, Item 20-CGL; 5/06/09 Agenda, Item 25-CGL; 05/21/08 Agenda, Item 20-CGL G.; 06/20/07 Agenda, Item 22-CGL; 11/15/06 Agenda, Item 15-CGL; and 04/27/05 Agenda, Item 17-CGL)

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

**CAPITAL GRANTS AND LOANS**

**ITEM**            26-CGL (Cont.)

**REMARKS**

- (1)     This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
  
- (2)     The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
  
- (3)     The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.  
Board of Public Works Action - The above referenced item was:
  
- (4)     For non-match funds, 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**            27-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 Maryland General Hospital, Inc. (Baltimore City)*

*Maryland General Hospital*

*“For the planning, design, renovation, expansion, repair, construction and capital equipping of a replacement Intensive Care Unit, located in Baltimore City.”*

***\$875,000.00***

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

*DGS Item G200, (SL-082-080-038)*

**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 Maryland General Hospital, Inc. has submitted evidence in the form of invoices and canceled checks that it has in excess of \$1,750,000.00 in eligible expenditures to meet the matching fund requirement. *Documents for certification of match were received by the Department of General Services prior to May 31, 2010.*

Board of Public Works approval is also requested to reimburse the Board of Directors of Maryland General Hospital, Inc. \$875,000.00 for eligible expenditures.

**BACKGROUND**

Total Project	\$2,847,670.00
<b>08-G200 (This Action)</b>	<b>\$ 875,000.00</b>
Local Cost	\$1,972,670.00

**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**            27-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**            28-CGL

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

*Board of Trustees of the Maryland Historical Society, Inc. (Baltimore City)*  
*Museum of the Maryland Historical Society*

*“For the repair and renovation of the Museum and Library, located in Baltimore City.”*  
***\$150,000.00***

*Maryland Consolidated Capital Bond Loan of 2010 (Chapter 483, Acts of 2010)*  
*DGS Item 030, SL-008-030-038*

**MATCHING FUND**            No match

<b><u>BACKGROUND</u></b>	Total Project	\$9,865,533.00
	<b>10-030 (This Action)</b>	<b>\$ 150,000.00</b>
	06-026 (Prior Action)	\$1,000,000.00
	06-G114 (Prior Action)	\$ 250,000.00
	06-G028 (Prior Action)	\$ 250,000.00
	03-054 (Prior Action)	\$1,000,000.00
	00-023 (Prior Action)	\$1,000,000.00
	99-000 (Prior Action)	\$ 750,000.00
	98-000 (Prior Action)	\$ 850,000.00
	97-000 (Prior Action)	\$ 500,000.00
	96-000 (Prior Action)	\$ 700,000.00
	Local Cost	\$3,415,533.00
	(All grants are non-match)	

(Prior actions: 11/17/04 Agenda, Item 26-CGL; 11/16/05 Agenda, Item 18-CGL;  
01/30/08 Agenda, Item 27-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**        28-CGL (Cont.)

(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**            29-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 the Latin American Youth Center, Inc. (Prince George’s County)  
Multicultural Youth Center*

*“For the renovation of the Center for Educational Partnerships, located in Riverdale.”  
\$150,000.00 – encumber \$140,000.00*

*Maryland Consolidated Capital Bond Loan of 2008 (Chapter 336, Acts of 2008)  
DGS Item G099, (SL-084-080-038)*

**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 Latin American Youth Center, Inc. has submitted evidence that they have \$140,000.00 in a financial institution to meet the matching fund requirement. Grant funding is limited to the amount of the matching fund. *Documents for certification of match were received by the Department of General Services prior to May 31, 2010.*

<b><u>BACKGROUND</u></b>	Total Project	\$290,000.00
	<b>08-G099 (This Action)</b>	<b>\$140,000.00</b>
	Local Cost	\$150,000.00

**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**            30-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 Governors of the National Aquarium in Baltimore, Inc. (Baltimore City)  
National Aquarium in Baltimore - Capital Infrastructure Projects*

*“To assist in the design, construction, and equipping of capital infrastructure projects.”*

***\$3,500,000.00***

*Maryland Consolidated Capital Bond Loan of 2010 (Chapter 483, Acts of 2010)  
DGS Item G011, SL-002-100-038*

**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, 2012. The Board of Governors of the National Aquarium in Baltimore, Inc. has submitted documentation that it has in excess \$3,500,000.00 in a financial institution to meet the matching fund requirement for this project.

<b><u>BACKGROUND</u></b>	Total Project	\$12,000,000.00
	<b>10-G011 (This Action)</b>	<b>\$ 3,500,000.00</b>
	06-G200 (Prior Action)	\$ 1,000,000.00
	06-G010 (Prior Action)	\$ 1,500,000.00
	Local Cost	\$ 6,000,000.00

(Prior actions: 2/13/08 Agenda, Items 12-CGL.H, I; 11/18/09 Agenda, Item 18-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**        30-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**            31-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 Parsonsburg Volunteer Fire Company, Inc.  
(Wicomico County)*

*Parsonsburg Volunteer Fire Company*

*“For the planning, design, and construction of the Parsonsburg Volunteer Fire Company community Center, located in Parsonsburg.”*

***\$100,000.00***

*Maryland Consolidated Capital Bond Loan of 2010 (Chapter 483, Acts of 2010)  
DGS Item G093*

***\$150,000.00***

*Maryland Consolidated Capital Bond Loan of 2010 (Chapter 483, Acts of 2010)  
DGS Item G155, (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, 2012. The Board of Directors of the Parsonsburg Volunteer Fire Company, Inc has submitted evidence in the form of canceled checks and invoices that it has \$325,442.00 in eligible expenditures to meet the matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse the Board of Directors of the Parsonsburg Volunteer Fire Company, Inc. \$75,442.00 for eligible expenditures.

**BACKGROUND**

Total Project	\$2,476,298.00
<b>10-G093 (This Action)</b>	<b>\$ 100,000.00</b>
<b>10-G155 (This Action)</b>	<b>\$ 150,000.00</b>
09-G079 (Prior Action)	\$ 250,000.00
Local Cost	\$1,976,298.00

(Prior Action: 5/5/10 Agenda, Item 15-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.

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

**CAPITAL GRANTS AND LOANS**

**ITEM**        31-CGL (Cont.)

(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**            32-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 the Southern High School Sports Booster Club, Inc.  
(Anne Arundel County)*

*Southern High School Field House*

*“For the construction of the Southern High School Field House, located in Harwood.”  
\$50,000.00*

*Maryland Consolidated Capital Bond Loan of 2009 (LHI - Chapter 485, Acts of 2009  
and as amended by Chapter 372, Acts of 2010)*

*DGS Item G046, SL-039-090-038*

**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 Southern High School Sports Booster Club, Inc. has submitted evidence in the form of canceled checks and invoices that it has \$124,921.95 in prior eligible expenditures to meet the matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse the Board of Directors of the Southern High School Sports Booster Club, Inc. \$50,000.00 for eligible expenditures.

<b><u>BACKGROUND</u></b>	Total Project	\$187,307.90
	<b>09-G046 (This Action)</b>	<b>\$ 50,000.00</b>
	Local Cost	\$137,307.90

**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**            33-CGL

**MARYLAND HIGHER EDUCATION COMMISSION**

**RECOMMENDATION**

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

*Community College of Baltimore County – Essex Campus  
Science Lab Renovation (Building F) – Design, Construction & Equipment Allocation  
Project involves the renovation of 73,764 GSF of the existing eight story F Building  
modernizing laboratories and improving health, safety, ADA and energy efficiency.  
**\$7,377,000.00**  
Maryland Consolidated Capital Bond Loan of 2009, Item 030.  
CC-05-MC09-410*

**MATCHING FUND** Community College of Baltimore County – \$7,377,000.00  
Cost sharing is 50% State share, 50% local share and is in accordance with Section 11-105(j) of the Education Article.

<b><u>BACKGROUND</u></b>	<b><u>Total Amount</u></b>	<b><u>State Share</u></b>	<b><u>Local Share</u></b>
Total Project	\$14,754,000.00	\$7,377,000.00	\$7,377,000.00
This Action	\$14,754,000.00	\$7,377,000.00	\$7,377,000.00

**REMARKS**

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

**DEPARTMENT OF HEALTH AND MENTAL HYGIENE**

**NAME OF GRANTEE/BORROWER**

Banjo Lane Apartments, Inc.  
120 Banjo Lane  
Centreville, MD 21617

**PROJECT NO. AND TITLE**

Project No. MHA-CB-27901-01;  
Construction of Banjo Lane Apartments  
120 Banjo Lane  
Centreville, MD 21617  
(Queen Anne's County)

**DESCRIPTION**

Board of Public Works approval is requested for the following:

(1) A state grant of \$154,836.00 to assist Banjo Lane Apartments, Inc., a nonprofit organization, in the cost of constructing a two-story building with 10 one-bedroom apartments, including five accessible units, at 120 Banjo Lane, Centreville, MD 21617. The building, with approximately 5,400 net square feet of space, will provide housing for 10 individuals with serious and persistent mental illness. The contract price for the construction of this building is \$828,000.00

**PROCUREMENT METHOD**

Negotiated

**AWARD**

Willow Construction, LLC  
Easton, MD

Eligible costs for this project are \$910,800.00. This includes the construction contract of \$828,000.00 and \$82,800.00 for construction contingency fees.

**AMOUNT**

\$910,800.00

**FUND SOURCE**

\$755,964.00 (83.0%) – Applicant's Share  
Mortgage – U.S. Department of Housing  
and Urban Development  
\$154,836.00 (17.0%) – State's Share  
MCCBL 2008, Community Health Facility  
Funds

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

**CAPITAL GRANTS AND LOANS**

**ITEM**            34-CGL (Cont.)

(2) A partial release of the State's Right of Recovery on a portion of a property owned by Crossroads Community, Inc. (Crossroads).

In 1994, Crossroads received a grant through the Maryland Department of Health and Mental Hygiene (DHMH) Administration-sponsored Capital Bond Program to construct a building on property located in Centreville, Maryland, containing approximately 2.914 acres. The building was to be used to provide outpatient mental health services to low-income individuals with serious mental illness. As a condition of receiving the State grant, Crossroads recorded the State's Right of Recovery in the Land Records of Queen Anne's County. In 2009, Crossroads was awarded a second DHMH Bond Program grant to construct a second building on the property for the same purpose, except that the new building will offer residential mental health services. Per requirements of HUD (the U.S. Department of Housing and Urban Development), Crossroads formed a non-profit subsidiary, Banjo Lane Apartments, Inc. (BLA), to receive both the HUD and DHMH grants and transferred at no charge to BLA a small portion of the original property, which contains approximately 0.364 acres.

HUD has required that the State of Maryland release its right of recovery on the 0.364 acres that Crossroads has transferred to BLA, as a condition to their funding agreement. Therefore, Board approval is now requested to release the right of recovery on the approximately 0.364 acres that Crossroads has transferred to BLA. The State's right of recovery on the remaining land and improvements will remain in full force and effect until April 4, 2024 when the right of recovery is due to expire.

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

(3) A Waiver of Priority and Subordination Agreement. BLA has a financing agreement with 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 \$1,136,700.00.

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

**REMARKS**

\*Matching funds for this project are being provided partly by a U.S. Department of Housing and Urban Development 811 mortgage. As part of the process in applying for a HUD loan, HUD required Crossroads Community, Inc., the sponsoring organization, to form a project team.

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

**CAPITAL GRANTS AND LOANS**

**ITEM**            34-CGL (Cont.)

The team included a developer (Crossroads Community, Inc.), an architect (Cobalt Architects, Ltd.), and a contractor (Willow Construction, LLC). The team, along with a HUD representative, walked through the identified property and developed a scope of work. Once the scope was determined, the general contractor bid out each of the individual trades to develop a project cost. Before HUD approved the loan, HUD also required 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. Willow Construction, LLC was chosen to participate in the project team based upon prior experience with Crossroads Community, Inc.

Banjo Lane Apartments, Inc. is a newly formed nonprofit for the specific purpose of constructing a two-story building that will contain 10 one-bedroom apartments, including five handicapped accessible units, at 120 Banjo Lane, Centreville, Maryland 21617. 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, Crossroads Community, Inc., is a nonprofit organization that provides mental health rehabilitation and case management services to residents of five counties on Maryland's Eastern Shore.

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 Queen Anne's County.

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

---

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**            35-CGL

**DEPARTMENT OF HEALTH AND MENTAL HYGIENE**

**NAME OF GRANTEE/BORROWER**

Community Housing Associates, Inc.  
2918-B Glenmore Ave.  
Baltimore, MD 21214

**PROJECT NO. AND TITLE**

Project No. MHA-CB-03511-01;  
18 West Read Street  
Baltimore, MD 21201

**DESCRIPTION**

for the following:

Board of Public Works approval is requested

1. A State grant of \$563,424.00 to assist Community Housing Associates, Inc. (CHA), a nonprofit organization, in the cost of renovating a three-story masonry attached building with a full basement at 18 West Read Street, Baltimore, Maryland 21201. This building, with approximately 8,000 gross square feet of space (excluding the basement), will be used to provide 10 one-bedroom residential units for men and women with mental illness. Brinton Building Services, Inc. (BBS) was selected as the Construction Supervisor for this renovation project on the basis of the company's past performance and proven reliability. CHA has used BBS as the Construction Supervisor on several previous projects, including the Safe Haven, Glenmore, and HOPE Center projects. BBS has solicited bids from the various trades that will perform the renovation work on 18 West Read Street.

At its meeting on December 16, 2009 (DGS Agenda Item 19-CGL), the Board approved a State grant of \$458,479.00 to assist the applicant in the cost of acquiring this building. On January 20, 2010 (DGS Agenda Item 26-CGL), the Board approved a State grant of \$36,000 to assist the applicant in the cost of designing renovations to this building. Approval of this \$563,424.00 award for renovations, in combination with the \$494,479.00 previously approved by the Board for acquisition of this property and renovation design, makes a total grant award of \$1,057,903.00 approved for this project.

2. A Subordination and Intercreditor Agreement. Community Housing Associates, Inc. has been granted a first priority mortgage loan from the Maryland Department of Housing and Community Development (DHCD) in the amount of \$742,858.00, for the purpose of acquiring and renovating 18 West Read Street, based on the condition that the Department of Health and Mental Hygiene (DHMH) subordinate its right of recovery to the DHCD loan.

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

**CAPITAL GRANTS AND LOANS**

**ITEM**            35-CGL (Cont.)

The agreement has been reviewed and approved for legal sufficiency by an Assistant Attorney General for the Department of Health and Mental Hygiene.

**PROCUREMENT METHOD**

Negotiated

**AWARD**

Brinton Building Services, Inc.  
Baltimore, MD

**AMOUNT**

\$729,605.00

Eligible project costs total \$812,338.00. This includes \$729,605.00 for construction; \$72,961.00 for construction contingency fees; \$2,675.00 for surveys and soil borings; and \$7,097.00 for permits. These costs will be funded as follows:

**FUND SOURCES**

\$248,914.00 (30.64%) - Applicant's Share  
Department of Housing and Community  
Development Partnership Rental Loan  
\$563,424.00 (69.36%) – State's Share  
MCCBL 2008, Community Health Facilities  
Funds

**REMARKS**

Since 1989, Community Housing Associates, Inc. has provided residential services to individuals with mental illness. CHA currently provides housing for 233 individuals. When renovations are complete, this building will provide housing for ten (10) non-elderly disabled individuals under the Bailey Consent Decree. As part of the Bailey Consent Decree, Community Housing Associates is eligible to receive Section 8 project-based vouchers for rental assistance. The priority populations for this housing are individuals with serious and persistent mental illness who are chronically homeless or those at risk of homelessness upon discharge from a State hospital.

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 Baltimore City.



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

**CAPITAL GRANTS AND LOANS**

**ITEM**        35-CGL (Cont.)

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

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

**CAPITAL GRANTS AND LOANS**

**ITEM**            36-CGL

**DEPARTMENT OF JUVENILE SERVICES**

**NAME OF GRANTEE/BORROWER**

San Mar Children's Home, Inc.  
8504 Mapleville Road  
Boonsboro, MD 21713-1844  
Contact: Paul W. Leatherman  
Business Manager  
(301)733-9067 x103

**PROJECT NO. AND TITLE**

Project No. SL-084-070-038;  
Design of a New Multipurpose Center

**DESCRIPTION**

Board of Public Works approval is requested for a State grant to San Mar Children's Home, Inc. (San Mar) in the amount of \$60,000.00 to assist in the planning and design of their new Multipurpose Center, to be located on their Boonsboro, MD campus. San Mar was awarded a State grant in the amount of \$60,000.00 in FY 2007 through the Department of Juvenile Services Facilities Capital Program. This new 16,785 NASF, 25,450 GSF building consists of a central multipurpose room, fitness room, recreation/game room, kitchen, performing arts stage, four classrooms, media resource room, library, computer lab, health room, offices and storage space.

Connected to the central multipurpose room are two 10 bed residential housing units, each containing offices and a living area. This facility will have space for recreational programming, classroom space for an on-grounds school, and meeting space for staff. The attached residential modules will enable the movement of the residents from the existing (and outdated) large group home into smaller more personal and manageable units. San Mar Children's Home, Inc., located on a 60 acre campus in rural Washington County, and specializes in providing services to adolescent girls. Those services include a large group home, a therapeutic group home, a transitional living program, a type three school, a treatment foster care program, and a structured shelter care program.

**AWARD**

Alsip and Associates PC.  
626 Potomac Avenue  
Boonsboro, MD 21713

**AMOUNT**

\$120,000.00



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

**CAPITAL GRANTS AND LOANS**

**ITEM**            37-CGL

**DEPARTMENT OF HEALTH AND MENTAL HYGIENE**

**NAME OF GRANTEE/BORROWER**

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

**PROJECT NO. AND TITLE**

Project No. MHA-CB-20804-10;  
Acquisition of 12987-D Middlebrook Rd.  
Germantown, MD 20874 (Montgomery Co.)

**DESCRIPTION**

Board of Public Works approval is requested for a State grant of \$65,950.00 to assist Housing Unlimited, Inc. (HUI), a nonprofit organization, in the cost of acquiring a two-bedroom condominium with 840 net square feet of space at 12987-D Middlebrook Road, Germantown, Maryland 20874. The contract price is \$86,984.00, 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.

**APPRAISALS**

\$90,000.00    Melville E. Peters  
\$110,000.00    Laura G. Lamb

Based on these appraisals, the Department of General Services approved the fair market value of the real estate at \$90,000.00.

Eligible costs for the acquisition include the acquisition cost of \$86,984.00 and the cost of the appraisals, which totaled \$950.00

**AWARD AMOUNT**

\$87,934.00\*

**FUND SOURCE**

\$21,984.00 (25%) – Applicant's Share  
Montgomery County  
\$65,950.00 (75%) – State's Share MCCBL  
2008, Community  
Health Facilities Funds



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

**CAPITAL GRANTS AND LOANS**

**ITEM**            38-CGL

**DEPARTMENT OF HEALTH AND MENTAL HYGIENE**

The Department of Health and Mental Hygiene recommends approval of a Waiver of Priority Declaration and Subordination Agreement on behalf of Maple Shade Residential Homes, Inc. (Maple Shade).

At its meeting on August 29, 2001 (DGS Agenda item 49 CGL), the Board of Public Works approved a State grant of \$150,000.00 to assist Maple Shade Youth and Family Services, Inc. in the cost of constructing a building to house an outpatient mental health clinic and a single-story office/activities building and related site work at 23704 Ocean Gateway, Mardela Springs, MD 21837.

The above-mentioned property is subject to a February 7, 2002 agreement, which gave the State of Maryland a Right of Recovery in the event that Maple Shade's facility ceased to be a facility as defined by State law. In addition, the property is subject to a Deed of Trust dated July 26, 2005 with Mercantile Peninsula Bank, now known as PNC Bank, in the principal amount of \$350,000.00 and a Deed of Trust dated January 8, 2003, to Peninsula Bank, now PNC Bank, in the amount of \$579,000.00. After the purchase of these mortgages by PNC Bank, PNC has indicated its desire to terminate its Deeds of Trust with Maple Shade. Maple Shade has made arrangements to refinance this property with The Farmers Bank of Willards in the principal amount of \$865,000.00. The Farmers Bank of Willards is unwilling to enter into a mortgage with Maple Shade unless the State agrees to subordinate its legal and equitable rights to the lien of a Mortgage.

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

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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**            39-CGL

**DEPARTMENT OF HEALTH AND MENTAL HYGIENE**

**NAME OF GRANTEE/BORROWER**

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

**PROJECT NO. AND TITLE**

Project No. MHA-CB-20804-11;  
Acquisition of 19419 Buckingham Way  
Germantown, MD 20874 (Montgomery Co.)

**DESCRIPTION**

Board of Public Works approval is requested for a State grant of \$116,154.00 to assist Housing Unlimited, Inc. (HUI), a nonprofit organization, in the cost of acquiring a three-bedroom condominium with 1,338 net square feet of space at 19419 Buckingham Way, Germantown, Maryland 20874. The contract price is \$153,922.00, 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:

**APPRAISALS**

\$154,000.00 Melville E. Peters  
\$160,000.00 Laura G. Lamb

Based on these appraisals, the Department of General Services approved the fair market value of the real estate at \$154,000.00.

Eligible costs for the acquisition include the acquisition cost of \$153,922.00 and the cost of the appraisals, which totaled \$950.00.

**AWARD AMOUNT**

\$154,872.00\*

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

**CAPITAL GRANTS AND LOANS**

**ITEM**            39-CGL (Cont.)

<b><u>FUND SOURCE</u></b>	\$38,718.00 (25%) – Applicant’s Share Montgomery County
	\$116,154.00 (75%) – State’s Share MCCBL 2008, Community Health Facilities Funds

**REMARKS**

\*The State is participating in the acquisition cost of \$153,922.00. 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.

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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**           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:

*Chesapeake & Ohio Canal National Historical Park (Washington County)*

*Chesapeake & Ohio Canal National Historical Park*

*“For the planning, design, and repair to the towpath in the Big Slackwater section of the Chesapeake & Ohio Canal National Historical Park , located in Downsville.”*

***\$100,000.00***

*Maryland Consolidated Capital Bond Loan of 2007 (Chapter 336, Acts of 2008; amended by Chapter 372, Acts of 2010)*

*DGS Item G168, (SL-074-070-038)*

**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, 2009. The Chesapeake & Ohio Canal National Historical Park submitted evidence in the form of invoices and canceled checks that it has \$324,386.66 in eligible expenditures to meet the matching fund requirement. *Documents for certification of match were received by the Department of General Services prior to May 31, 2009.*

Board of Public Works approval is also requested to reimburse the Chesapeake & Ohio Canal National Historical Park \$100,000.00 for eligible expenditures.

<b><u>BACKGROUND</u></b>	Total Project	\$15,400,000.00
	<b>07-G168 (This Action)</b>	<b>\$ 100,000.00</b>
	Local Cost	\$15,300,000.00

(Prior actions: 8/5/09 Agenda, Item 13-CGL extended the match certification period in order that the grant could be amended during the 2010 legislative session to remove the easement requirement.)

**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**        40-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**           41-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:

*Mayor & City Council of the City of Baltimore*

*East Baltimore Biotechnology Park*

*“For the acquisition, demolition, development, and site improvements in the East Baltimore Biotechnology Park Project area.”*

**\$5,000,000.00**

*East Baltimore Biotechnology Park Loan of 2008 (Chapter 366, Acts of 2008)*

*DGS Item G002*

**\$5,000,000.00**

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

*DGS Item G002, (SL-021-020-038)*

**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 for the 2008 grant and no later than June 1, 2011 for the 2009 grant. The Mayor & City Council of the City of Baltimore have provided documentation that they have appropriated \$700,000.00 in their Fiscal year 2004 budget, \$4,000,000.00 in their Fiscal Year 2006 budget, and \$5,300,000.00 in their fiscal Year 2007 budget to meet the matching fund requirement. *Documents for certification of match were received by the Department of General Services prior to May 31, 2010.*

**BACKGROUND:**

Total Project	\$993,100,000.00
09-G002 ( <b>This Action</b> )	\$ 5,000,000.00
08-G002 ( <b>This Action</b> )	\$ 5,000,000.00
07-G003 (Prior Action)	\$ 5,000,000.00
06-009 (Prior Action)	\$ 5,000,000.00
05-G058 (Prior Action)	\$ 4,000,000.00
04-G040 (Prior Action)	\$ 4,500,000.00
02-003 (Prior Action)	\$ 2,000,000.00
10-G002 (Future Action)	\$ 5,000,000.00
Local Cost	\$957,600,000.00

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

**CAPITAL GRANTS AND LOANS**

**ITEM**           41-CGL (Cont.)

(Prior actions: 11/20/02 Agenda, Item 9-CGL (non-match); 10/5/05 Agenda, Item 17-CGL; 8/30/06 Agenda, Item 24-CGL; 3/21/07 Agenda, Item 16-CGL (non-match); 1/30/08 Agenda, Item 17-CGL.B.; 2/27/08 Agenda, Item 16-CGL Supplemental; 4/1/09 Agenda, Item 20-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.
- (4) Invoices should be submitted to the Department of General Services for the disbursement of funds for the non-matching grants.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION