DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

January 26, 2011

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Construction	1 thru 3
AE Services Option	4 thru 6
AE Services Modification	7 and 8
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CONSTRUCTION CONTRACT

<u>ITEM</u> 1-C

<u>DEPARTMENT OF GENERAL SERVICES</u> Lowe House of Delegates Office Building

Annapolis, MD

CONTRACT NO. AND TITLE Project No: BA-659-075-003;

Renovations to the Thomas Hunter Lowe House of Delegates Office Building

ADPICS NO. 001B1400445

<u>DESCRIPTION</u> Approval is requested for a contract for the

construction of renovations to the Thomas Hunter Lowe House of Delegates Office Building. The renovation was designed to achieve a LEED (Leadership in Energy and Environmental Design) Silver Certified Rating under the LEED Commercial Interiors (LEED CI) criteria.

PROCUREMENT METHOD

Competitive Sealed Proposals

BIDS OR PROPOSALS	Technical		Overall
	Ranking	<u>Amount</u>	Ranking
Coakley & Williams Construction, Inc.	1	\$ 9,929,000.00	1
Gaithersburg, MD			
The Christman Company	2	\$ 9,973,000.00	2
Alexandria, VA			
Forrester Construction Company	3	\$10,050,682.00	3
Rockville, MD			

AWARD Coakley & Williams Construction, Inc.

Gaithersburg, MD

AMOUNT \$9,929,000.00

TERM 270 Calendar Days

MBE PARTICIPATION 37%

PERFORMANCE BOND 100% of full contract amount

CONSTRUCTION CONTRACT

ITEM 1-C (Cont.)

REMARKS

In November 2010, the Department of General Services (DGS) issued a Request for Proposals (RFP) for the construction of the Renovations to the Thomas Hunter Lowe House of Delegates Office Building. The basis for award of the construction contract was to be based on an evaluation and determination of the proposal which was deemed to be the most advantageous to the State, considering price and technical evaluation criteria set forth in the RFP, with greater emphasis on technical competency.

The scope of work includes abatement of hazardous materials, provision of new ceilings, lighting, sprinkler systems, fire alarm, flooring, bathroom renovations, correction of building and life safety code deficiencies, introduction of audio/visual systems, replacement of the existing flat roofs, gutters and downspouts, repair of the existing slate roofs, as well as mechanical, plumbing, and electrical upgrades.

A total of five (5) firms responded to the RFP and submitted technical proposals. Each proposal was evaluated based on the Offeror's Action Plan (Offeror's means and methods to perform the contract in a manner that will ensure its timely completion while maintaining continuity of government functions, understanding of the complex phasing requirements, etc.), relevant project experience, experience of principals and supervisory staff, construction schedule, subcontractors, records of claims and legal judgements, safety record, scheduling and planning practices, and economic benefit factor (Offeror's demonstration of how their contract will benefit the Maryland and local Annapolis economy).

The three firms qualified as being reasonably susceptible of being selected for award and a final technical ranking was assigned to each. Those Offerors found not reasonably susceptible of being selected for award were duly notified and had their Price Proposals returned unopened.

The Price Proposals of the three Offerors found reasonably susceptible of being selected for award were opened and evaluated; the Committee found several areas of each proposal that varied significantly from the Government estimate. Accordingly, each Offeror was afforded an opportunity to review their price proposal and to submit a Best and Final Offer.

An evaluation of the overall proposals, considering both price and technical factors, resulted in the proposal of Coakley & Williams Construction, Inc. being deemed most advantageous to the State. This firm received the highest ranking based on its Technical Proposal as well as the highest ranking based on its Price Proposal.

CONSTRUCTION CONTRACT

ITEM 1-C (Cont.)

Funding for the construction of this project is being provided incrementally. The original appropriation in FY2010 provided \$4 million to construct and equip this facility with the balance of funds pre-authorized for future appropriations.

FUND SOURCE \$3,958,261.58 - MCCBL 2009/Item 005

(Provide funds to construct and equip the alterations and renovations to the Lowe House of Delegates Office building, provided that notwithstanding Section 6 of this act, work may commence on this project prior to appropriation of all the funds

prior to appropriation of all the funds necessary to complete the project...)

\$5,970,738.42 FY2012 Funds

RESIDENT BUSINESS Yes

TAX COMPLIANCE NO. 11-0014-1111

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

A/E SERVICE CONTRACT RENEWAL OPTION

2-AE-OPT **ITEM**

DEPARTMENT OF GENERAL SERVICES

CONTRACT NO. AND TITLE Project No. DGS-08-017-IQC;

> Professional Services Agreement for Consultant Services to Provide Technical Reviews of Public School Projects with Fees

\$200,000 or Less

ADPICS NO. 001B1400443 ATI, Inc. 001B1400444 Alpha Corp.

ORIGINAL CONTRACT APPROVED 1/28/2009 DGS/BPW Item 2-AE

ORIGINAL PROCUREMENT METHOD Maryland Architectural and Engineering

Services Act

CONTRACTORS Project Limit Contract Limit ATI. Inc. - Columbia, MD \$200,000.00 \$500,000.00 Alpha Corporation - Baltimore, MD \$200,000.00 \$500,000.00

CONTRACT DISCRIPTION

Approval is requested for an Indefinite Quantity Contract (IQC) for consultant services to provide technical reviews of public school projects for the Maryland Department of General Services on an as needed basis. The proposed agreement will be effective for 2 years with 1 two-year renewal option. Individual projects awarded under this agreement 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 requested to exercise the single two-year renewal option on this Indefinite Quantity Contract to provide technical reviews of public school projects for the Maryland Department of General Services on an as needed basis. 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.

TERM OF ORIGINAL CONTRACT

2/1/2009-1/31/2011 (W/1 two-year renewal option)

A/E SERVICE CONTRACT RENEWAL OPTION

ITEM 2-AE-OPT (Cont.)

TERM OF OPTION 2/1/2011-1/31/2013

AMOUNT OF ORIGINAL CONTRACT \$500,000.00 Contract Limit Per Firm

AMOUNT OF OPTION \$500,000.00 Contract Limit Per Firm

PRIOR MODIFICATIONS/OPTIONS None

REVISED TOTAL CONTRACT AMOUNT \$1,000,000.00 Per Firm

ORIGINAL MBE PARTICIPATION 25% on each task order \$50,000.00 or

greater

REMARKS This renewal option is necessary to enable the State to fulfill its ongoing responsibility to provide technical reviews for public school projects in a cost effective and timely manner.

Both firms have agreed to provide the required services for the two-year renewal option period at the current billing rates. Based on the initial two-year term's awards of \$417,405.22, forgoing the 1% escalation amount would result in an estimated savings of \$4,317.99. Resoliciting these IQCs may not be economically beneficial to the State nor would it lead to receiving a better product. It is in the best interest of the State to exercise this renewal option.

In discussions between the BPW staff and the Maryland State Department of Education, it was agreed that by adding the Capital Bond Fund Source Information to the Fund Source line, would allow for DGS to award future A/E contracts for this service without requiring additional BPW approval.

FUND SOURCES Various Agencies

Public School Construction

MCCBL 2010/Item 073 (Public School Construction Program Not to Exceed

\$50,000.00 per task order.)

RESIDENT BUSINESSES Yes for all.

$\frac{\textbf{DEPARTMENT OF GENERAL SERVICES}}{\textbf{ACTION AGENDA}}$

A/E SERVICE CONTRACT RENEWAL OPTION

ITEM 2-AE-OPT (Cont.)

TAX COMPLIANCE NOS. 10-6213-0011, ATI, Inc.

10-6214-0111, Alpha Corporation

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

A/E SERVICE CONTRACT MODIFICATION

ITEM 3-AE-MOD

<u>DEPARTMENT OF PUBLIC SAFETY AND</u> Police and Correctional Training

<u>CORRECTIONAL SERVICES</u> Commissions (PCTC)

Public Safety Educational and Training

Center-Sykesville, MD

ORIGINAL CONTRACT NO. & TITLE Project No. TA-000-052-001;

Rifle Range Fix

ADPICS NO. COD52601

ORIGINAL CONTRACT APPROVED DPRB 3/25/2008; Item 13-E-002

ORIGINAL PROCUREMENT METHOD Maryland Architectural and

Engineering Services Act

CONTRACTOR Cagley & Associates, Inc.

Rockville, MD

<u>DESCRIPTION</u> This project provides for A/E design services to correct the deficiencies of the existing facility by renovating the main range to make it fully contained and safe to use.

MODIFICATION DESCRIPTION Approval requested for a modification to add Construction Administration and Post-Construction A/E Services for this project. The original project was approved within DGS delegated authority. This now exceeds that authority, it is being submitted to the Board for approval.

TERM 365 Calendar Days

TERM OF MODIFICATION 365 Calendar Days

AMOUNT OF ORIGINAL CONTRACT \$173,158.00

AMOUNT OF MODIFICATION \$54,000.00

PRIOR MODIFICATIONS / OPTIONS \$18,250.16

REVISED TOTAL CONTRACT AMOUNT \$245,408.16

A/E SERVICE CONTRACT MODIFICATION

ITEM 3-AE-MOD (Cont.)

PERCENT +/- (THIS MODIFICATION) 31.19 %

OVERALL PERCENT +/- 41.72 %

ORIGINAL MBE PARTICIPATION 25%

REMARKSCagley and Associates' services include conducting progress meetings, providing minutes, issuing ASIs, answering RFIs, maintaining submittal and RFI logs, and processing PCOs. The A/E's original contract did not include the Construction Administration and Post Construction services. The construction period is 12 months.

FUND SOURCE MCCBL 2009/ Item 024 (Provide funds to

design and remediate the rifle range for the firearms training facility at the Public Safety Education and Training Center-PSETC)

RESIDENT BUSINESS Yes

MD TAX CLEARANCE 11-0086-0111

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

MAINTENANCE CONTRACT

<u>ITEM</u> 4-M

<u>DEPARTMENT OF HUMAN RESOURCES</u> Dorchester County Department of

Social Services, (DCDSS)

Cambridge, MD

CONTRACT NO. & TITLE Unarmed Guard Services;

ADPICS NO. 001B1400423

PROCUREMENT METHOD Competitive Sealed Bidding

(Small Business Reserve)

CONTRACT DESCRIPTION Approval requested for a contract to provide

guard services for the Dorchester County Department of Social Services.

AMOUNT
\$224,322.00
\$241,849.20
\$241,980.00
\$248,258.40
\$261,469.20
\$313,920.00
\$480,036.00
\$575,520.00

<u>AWARD</u> Phoenix Technologies LLC.

Lorton, VA (SBR# 10-4887)

AMOUNT \$223,430.20 (3 years)

(See Remarks below)

TERM 2/1/2011-1/31/2014

MBE PARTICIPATION None

MAINTENANCE CONTRACT

ITEM 4-M (Cont.)

HIRING AGREEMENT ELIGIBLE No

PERFORMANCE BOND None

<u>REMARKS</u> A notice of availability of a Invitation for bids (IFB) was posted on DGS's web site, bid board and eMarylandMarketplace as a Small Business Reserve (SBR) procurement. Eight (8) responsive and responsible bids were received. Of the bids received all were certified SBR vendors and two (2) were also certified MBE vendors.

Phoenix Technologies LLC submitted a bid of \$224,322.00. However, the quantity of 13,080 hours listed on the solicitation was used for evaluation purposes only as stated in the specifications and the Agency has determined, based on fund availability to award 13,028 hours, reducing the actual award price by \$2,891.80 to \$223,430.20. This amount is priced within the agency's budgeted funds. The vendor has agreed to the change of hours and award price and the recommended awardee,

The contract will furnish all labor, equipment, supplies, training and uniforms necessary to perform security guard services for the Dorchester County Department of Social Services (DCDSS), with methods and conditions herein specified in the specifications. The contract requires the services of two (2) unarmed uniformed guards be on duty from 8:00 a.m. until 5:00 p.m. Monday through Friday and requires the manning and operation of a Metal Detector. The Contractor is required under this contract to pay its guard at least \$14.00/per hour and for all holidays.

There is no reciprocal preference with the State of Virginia.

FUND	SOUR	CES
T. CHAID	171/1/11	

N00 11 G0010 7B00 0819 70900 N00 11 G3150 7C00 0819 70900 N00 11 G4140 7D00 0819 70900 N00 11 G5000 7E00 0819 70900 N00 11 G6010 7F00 0819 70900 N00 12 G0010 7B00 0819 70900 N00 12 G4140 7D00 0819 70900 N00 12 G5000 7E00 0819 70900 N00 12 G5000 7E00 0819 70900 N00 12 G5000 7E00 0819 70900

BPW - 1/26/11

$\frac{\textbf{DEPARTMENT OF GENERAL SERVICES}}{\textbf{ACTION AGENDA}}$

MAINTENANCE CONTRACT

ITEM 4-M (Cont.)

FUND SOURCES (Cont.) N00 12 G6010 7F00 0819 70900

N00 13 G0010 7B00 0819 70900 N00 13 G3150 7C00 0819 70900 N00 13 G4140 7D00 0819 70900 N00 13 G5000 7E00 0819 70900 N00 13 G6010 7F00 0819 70900 N00 14 G0010 7B00 0819 70900 N00 14 G3150 7C00 0819 70900 N00 14 G4140 7D00 0819 70900 N00 14 G5000 7E00 0819 70900 N00 14 G6010 7F00 0819 70900

RESIDENT BUSINESS No

TAX COMPLIANCE NO 10-6233-1110

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

GENERAL MISCELLANEOUS

ITEM 5-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 \$273,401.56 (4 items)

A. Department of General Services Saratoga State Center

Baltimore, MD

DESCRIPTION This project provides design and

construction administration for the removal and replacement of the roof on the Saratoga State Center, 310 West Saratoga Street.

REMARKS The Indefinite Quantity Contract (IQC)

DGS-07-006-IQC was developed for DGS to provide roofing design and engineering services for multiple construction projects. Under this agreement individual contract awards may not exceed \$100,000.00. Selected firms may be awarded more than one contract; however, the total amount for contracts awarded to any one firm may not exceed \$200,000.00. The expiration date of this contract (DGS-07-006-IQC) is July 15, 2011.

CONTRACT NO. & TITLE Project No. BB-310-111-001;

Replace Built Up Roof

PROCUREMENT METHODMaryland Architectural and Engineering

Services Act

AWARD Smith Architects, PA

Baltimore, MD

AMOUNT \$40,797.00

FUND SOURCE MCCBL 2010/ Item 010 (Provide funds for

the State Capital Facilities renewal program-

Statewide.)

GENERAL MISCELLANEOUS

ITEM 5-GM (Cont.)

B. Maryland Public Television (MPT) Clear Springs

<u>DESCRIPTION</u> Contract for work to provide labor, equipment, and materials and services necessary to repair and resurface the access road to MPT in Clear Spring, MD. The work includes approximately 2,000 square yards of full depth pavement and 10,800 square yards of Surface overlay.

REMARKS The Government estimate for the

resurfacing of roads and parking lot was \$224,000.00.

CONTRACT NO. & TITLE Project No. TV-675-100-001;

Resurface Roads & Parking Lot

PROCUREMENT METHOD Competitive Sealed Bidding

AWARD L.W. Wolfe Enterprises, Inc.

Myersville, MD

AMOUNT \$187,790.00

MBE PARTICIPATION 20.65%

FUND SOURCE MCCBL 2009/Item 007 (Provide funds for

the State capital facilities renewal program-

Statewide)

C. <u>Department of General Services</u>
Public Defender's Building

Baltimore, MD

<u>**DESCRIPTION**</u> This project provides mechanical/electrical and structural engineering and construction administration services for the installation of a new generator and replacement of the air handling unit.

GENERAL MISCELLANEOUS

ITEM 5-GM (Cont.)

REMARKS The Indefinite Quantity Contract (IQC)

DGS-08-004-IQC was developed for DGS to provide roofing design and engineering services for multiple construction projects. Under this agreement individual contract awards may not exceed \$100,000.00. Selected firms may be awarded more than one contract; however, the total amount for contracts awarded to any one firm may not exceed \$200,000.00. The expiration date of this contract (DGS-08-004-IQC) is July 6, 2012.

CONTRACT NO. & TITLE Projects No. BB-591-111-001 &

BB-591-110-001;

Install New Generator & Replace Air Handler Unit Baltimore Public Defender's

Building, 201 St. Paul's Place

PROCUREMENT METHOD Maryland Architectural and Engineering

Services Act

AWARD Sidhu Associates, Inc.

Hunt Valley, MD

AMOUNT \$38,919.56

FUND SOURCE MCCBL 2010/Item 010 (Provide Funds for

the State Capitol Facilities Renewal

Program)

D. **Department of Maryland State Police**Waterloo Barrack A

7777 Washington Blvd. Jessup, MD. 20794

DESCRIPTION The work to be accomplished under this

Contract is located at the Maryland State Police located in Jessup Maryland. Work consists of repairs as noted on the Maryland Department of the Environment, Facility Inspection dated 5/14/09.

REMARKS The estimate for this project was less than

\$30,000.00 and the project duration is 60 calendar days. This Small Business Reserve solicitation was advertised and bid on eMaryland Marketplace.

GENERAL MISCELLANEOUS

ITEM 5-GM (Cont.)

CONTRACT NO. AND TITLE Project No. SW-000-110-201;

Repairs to Fuel Tank

PROCUREMENT METHOD Competitive Sealed Bidding

(Small Business Reserve)

AWARD Petroleum Services, Inc.

Baltimore, MD

AMOUNT \$5,895.00

FUND SOURCE MCCBL 2009/Item 007 (Provide funds to

upgrade state-wide Gasoline/Fuel Oil Tanks

Statewide)

E. Department of General Services

<u>**DESCRIPTION**</u> In accordance with provisions of the State Finance and Procurement Article, Section 12-202, Annotated Code of Maryland, approval is requested for the following construction inspection expenditures related to the respective capital improvement project identified below:

REMARKSThese are anticipated amounts, subject to necessary extensions, in the event the construction takes longer than expected to complete. Construction inspection services are required to ensure compliance with the requirements of the construction contract.

CONTRACT NO. AND TITLE Project No. - BH-111-060-001;

Inspection Services for the Chief Medical Examiner's Office in Baltimore City, MD

$\frac{\textbf{DEPARTMENT OF GENERAL SERVICES}}{\textbf{ACTION AGENDA}}$

GENERAL MISCELLANEOUS

ITEM 5-GM (Cont.)

AMOUNT \$7,828.55

FUND SOURCE MCCBL 2008/Item 018 (Design and

construct the Office of the Chief Medical

Examiner)

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

GENERAL MISCELLANEOUS

ITEM 6-GM

REFERENCEIn accordance with provisions of the State Finance and Procurement Article, Section 8-301, Annotated Code of Maryland, the Board of Public Works approval for the use of General Obligation Bond funding for the contract(s) noted below. Any modifications listed below reflect the change in funding from POS funds to General Obligation Bond funds (MCCBL) also noted below. Total amount of funds used is \$223,913.00 (includes 4 items).

The two fund sources for any particular item will be designated as either: MCCBL FY2009 Item 18 (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

A. Assateaque State Park (Worcester County)

<u>DESCRIPTION</u> The Contractor shall provide all labor, equipment, materials, supplies, supervision, insurance, etc., necessary to replace metal roofs on four Buildings at Assateaque State Park, in Worcester County.

REMARKSThis solicitation was advertised as an IQC. The project estimate was \$96,382.00. This project was included on the FY-10 POS maintenance program, and was in the priority schedule within the budgeted funding. DNR prepared the specifications and three vendors attended the prebid. Three vendors bid on the project with zero vendors under the project estimate. The awarded vendor was evaluated and confirmed his bid. 5% MBE participation was provided in the documentation and was approved.

CONTRACT NO. AND TITLE Project No: P-054-111-010;

Metal Roof replacement on Headquarters

and Shop Buildings

PROCUREMENT METHOD Indefinite Quantity Contract (IQC)

<u>AWARD</u> Baltimore Contractors, Inc.

Baltimore, MD

GENERAL MISCELLANEOUS

ITEM 6-GM (Cont.)

AMOUNT \$98,988.00

MBE PARTICIPATION 5%

FUND SOURCE MCCBL 2010/Item 016

B. Cedarville State Park (Charles County)

<u>DESCRIPTION</u>

This project is to replace 2 existing HVAC systems with new units. Discharge, disconnect and dispose of two existing oil fired furnaces with field installed cooling coils and outside condensers at the Park Office. Disconnect and dispose of existing oil hot air furnace at Park Shop. Install 2 high efficiency new split systems (120 MBH hot air oil furnace w/4 ton cooling coil and condenser and 2 new programmable thermostats w/all necessary components. Install 1 new 190 MBH high efficiency hot air oil furnace w/new programmable thermostat for Park Shop. Remove debris from state property.

CONTRACT NO. & TITLE Project No. P-022-110-010;

HVAC Upgrade for Office & Shop

PROCUREMENT METHOD Small Procurement

AWARD RLS Heating, Air Conditioning &

Refrigeration Baltimore, MD

AMOUNT \$19,500.00

FUND SOURCE MCCBL 2010 Item 016

C. Fair Hill NRMA (Cecil County)

<u>DESCRIPTION</u> The Contractor shall provide all labor, equipment, materials, supplies, supervision, insurance, etc., necessary to repair and replace the roof at the Beer's Barn in Fair Hill NRMA.

GENERAL MISCELLANEOUS

ITEM 6-GM (Cont.)

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 project estimate was \$54,740.00. This project was included on the FY 2008 POS maintenance program, and was in the priority schedule within the budgeted funding. DNR prepared the specifications and three vendors attended the prebid. Seven vendors bid on the project with zero vendors under the project estimate.

CONTRACT NO. AND TITLE Project No: P-043-085-110;

Exterior Repairs & Roof Replacement

PROCUREMENT METHOD Competitive Sealed Bids

(Small Business Reserve)

AWARD Decker Contracting Inc.

Elkton, MD

AMOUNT \$64,965.00

TERM 120 Calendar Days

MBE PARTICIPATION 10%

FUND SOURCE MCCBL 2010/Item 016

D. Rocky Gap State Park

<u>DESCRIPTION</u> This project requires the contractor to provide all materials, equipment, supplies, etc., to replace lighting and mechanical traffic gates at the Camp Office.

REMARKS Award is for Base bid and one Unit Price. This solicitation was advertised and bid on eMaryland Marketplace (eMM). Notice of Availability was also posted on the DGS Bid Board.

GENERAL MISCELLANEOUS

ITEM 6-GM (Cont.)

The project estimate was \$45,616.50. This project was included on the FY 2010 maintenance program, and was in the priority schedule within the budgeted funding. DNR prepared the specifications and four vendors attended the prebid. Eight vendors bid on the project with two vendors under the project estimate. The awarded vendor was evaluated and confirmed his bid. 5% MBE participation was provided in the documentation and was approved.

CONTRACT NO. AND TITLE Project No. P-059-110-010;

Replace lighting and camper gates

PROCUREMENT METHOD Competitive Sealed Bids

(Small Business Reserve)

AWARD Western Maryland Construction Solutions

Frostburg MD

AMOUNT \$40,460.00

MBE PARTICIPATION 5%

FUND SOURCE MCCBL 2010/Item 016

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

GENERAL/MISCELLANEOUS

ITEM 7-GM

DEPARTMENT OF GENERAL SERVICES

CONTRACT NO. AND TITLE Project No.DGS-08-017-IQC;

Agreement to provide consulting services For Construction Document Reviews for Multiple Construction Projects with Fees

of \$200,000.00 or less

ORIGINAL CONTRACT APPROVED 1/28/2009 DGS/BPW Item 2-AE

CONTRACTORS

ATI, Inc. Columbia, MD
ADPICS 001B9200458

ALPHA Corporation, Baltimore, Md.

ADPICS 001B9200459

<u>DISCRIPTION</u>
Board of Public Works approval for an Indefinite Delivery Contract to provide Consultant Services for construction document reviews to the Department of General Services on an as needed basis.

MODIFICATION DESCRIPTION

This modification item is to add an additional fund source to a previously approved item for the A/E Services for the use of the Construction Documents Review for the Public School Projects

TERM OF ORIGINAL CONTRACT 2/10/2009 to 1/31/2013

ORIGINAL PROCUREMENT METHOD Maryland Architectural and Engineering

Services Act

REMARKSThis contract was procured to allow the issuance of task orders to approved contractors for the architectural/engineering review of proposed public school construction documents prior to completing the procurement.

The current process requires DGS, under capital bond fund actions, to request approval from the BPW of every task order prior to issuance.

$\frac{\textbf{DEPARTMENT OF GENERAL SERVICES}}{\textbf{ACTION AGENDA}}$

GENERAL/MISCELLANEOUS

ITEM 7-GM (Cont.)

In discussions between the BPW staff and the Maryland Department of Education, it was agreed that by adding the Capital Bond Fund Source Information to the Fund Source line, would allow for DGS to award future A/E contracts for this service without requiring additional BPW approval.

ORIGINAL FUND SOURCE Various Accounts

NEW FUND SOURCES

Public School Construction
MCCBL 2010 Item 073

"Public School Construction Program" Not to Exceed \$50,000 per task order

Other Agencies: Various Accounts

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

GENERAL/MISCELLANEOUS

ITEM 8-GM

DEPARTMENT OF GENERAL SERVICES

ORIGINAL CONTRACT NO. AND TITLE Project No. DGS-07-022-IQC - Professional

> Services Agreement to provide consulting services for construction document reviews for multiple construction projects with fees

of \$200,000.00 or less.

DESCRIPTION: Board of Public Works approval for an

Indefinite Delivery Contract to provide consulting services for construction document reviews to the Department of General Services on an as needed basis.

MODIFICATION DESCRIPTION

This modification item is to add an additional fund source to a previously approved item for the A/E Services for the use of the

Construction Documents Review for the Community Colleges.

CONTRACT APPROVED 9/12/2007, DGS/BPW Item 4-AE

7/17/2007 to 7/17/2011 **TERM**

ORIGINAL PROCUREMENT METHOD Maryland Architectural and Engineering

Services Act

CONTRACTORS Alpha Corporation, Baltimore, Md.

ADPICS 001B7901035

Johnson, Mirmiran & Thompson

Sparks, Md.

ADPICS 001B7901036

McDonough Bolyard Peck, Inc.

Columbia, Md.

ADPICS 001B7901037 Heery International, Inc.

Baltimore, Md.

ADPICS 001B7901038

GENERAL/MISCELLANEOUS

ITEM 8-GM (Cont.)

REMARKSThis contract was procured to allow the issuance of task orders to approved contractors for the architectural/engineering review of proposed community college construction documents prior to completing the procurement. The current process requires DGS, under capital bond fund actions, to request approval from the BPW of every task order prior to issuance.

In discussions between the BPW staff and the Maryland Department of Education, it was agreed that by adding the Capital Bond Fund Source Information to the Fund Source line, would allow for DGS to award future A/E contracts for this service without requiring additional BPW approval.

FUND SOURCE

MCCBL 2007/Item 045 (Community Colleges Program) Not to Exceed \$50,000.00 per task order.

Other Agencies: Various Accounts

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

APPROVED DISAPPROVED

DEFERRED

WITHDRAWN

REAL PROPERTY

9-RP **ITEM**

DEPARTMENT OF NATURAL RESOURCES Draper Property

205.02708 acres Frederick County File # 09-0006, POS # 4168

REFERENCE

Board of Public Works approval is requested to accept an Agreement of Sale on behalf of Program Open Space to purchase a Conservation Easement on a 205.02708 ± acre property adjacent to Cunningham Falls State Park. The property consists of four parcels of land that are adjacent to the Catoctin Quaker Camp which has a Maryland Environmental Trust/DNR easement. The Catoctin Quaker Camp lands adjoin the Catoctin Land Trust and DNR co-held Marsh Conservation Easement. The headwater of Buzzard Branch is located on the property. The Draper property also contains extensive rock escarpments which are likely Allegheny Wood Rat and Timber Rattlesnake habitat. There are significant older growth trees on portions of the property as well as several ephemeral pools. Protection of the forested steep slopes of the property would provide habitat for forest interior dwelling species and help to protect water quality in Spruce Run, home to native brook trout populations. The property is located within the Target Ecological Area (TEA), and has received an ecological ranking of 131 under the Program Open Space Targeting System.

Title will be vested in the Department of Natural Resources. The Attorney Generals Office has approved the Agreement of Sale. Title and transfer documents are subject to legal review.

GRANTOR James A. Draper

GRANTEE The Department of Natural Resources

PROPERTY $205.02708 \pm acres - unimproved.$

PRICE \$370,074.00* (1,805.00/acre)

(Discounted Sale)

*The sales price represents a negotiated discount from the recommended value of \$1,900.00 per acre (\$389,557.00) to the State of Maryland of \$19,483.00 or 5%.

APPRAISED VALUES

\$286,000.00 (\$1,500.00 per acre) – Patrick B. Bowers – Fee Appraiser – 8/31/10. Reviewed by William T. Beach

REAL PROPERTY

ITEM 9-RP (Cont.)

534,800.00 (2,805.00 per acre) – Lou Anne Cline – Fee Appraiser – 9/2/10. Reviewed by William T. Beach

362,000.00 (1,900.00 per acre) – William T. Beach – Staff Appraiser – 10/27/10

FUND SOURCE

POS Opportunity Loan 2009 89.22.45, Item 500, \$370,074.00

REMARKS

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

This project meets criteria in accordance with Chapter 419, Laws of Maryland 2009 as it presents a unique acquisition opportunity as a result of the extraordinary location and environmental value of the property which scored 131 under the Program Open Space Target ecological scoring system.

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There will be no relocation or moving costs associated with this acquisition.

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

APPROVED DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

LANDLORD LEASE

ITEM 10-LL-MOD

MARYLAND DEPARTMENT OF VETERANS AFFAIRS

Tenant United States Department of Veterans Affairs

50 Irving St., NW Room 3D-233

Washington, DC 20422

Property Location Charlotte Hall Veterans Home

29449 Charlotte Hall Rd. Charlotte Hall, MD 20622

Space Type Land **Lease Type** Modification **Square Feet** 1,680 +/-

<u>Duration</u> 2 Years 3 months **<u>Effective</u>** 2/1/2011

Annual Rent \$1.00

Utilities ResponsibilityTenantCustodial ResponsibilityTenant

Previous Board Action(s) 4/15/1998 – Item 15-L,

Fund Source N/A

Background On April 15, 1998 as Item 15-L, the Board of Public Works approved the leasing of 3,400 square feet of space used for a Veterans

Outpatient Clinic to service Veterans in Calvert, Charles and St. Mary's County.

Special Conditions

The Tenant shall occupy 1,680 square feet of land space adjacent to Charlotte Hall Veterans +--- Formatted: Bullets and Numbering Home for the purpose of placing a modular trailer to be used as additional office space.

This Lease contains a termination for convenience clause by either party, with 180 days prior - - - Formatted: Bullets and Numbering written notice.

The Tenant is responsible for all cost related to the construction, installation, operation of the modular trailer, including the installation of a separate utility meter for the modular trailer.

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The Tenant shall be responsible for removal of the modular trailer and restoration of the land **Formatted**: Bullets and Numbering at the end of the term at the Tenants expense.

LANDLORD LEASE

$\frac{\textbf{DEPARTMENT OF GENERAL SERVICES}}{\textbf{ACTION AGENDA}}$

ITEM 10-LL-MOD (Cont.)

Remarks The term of the additional space shall run concurrent with the existing Lease.

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

APPROVED DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

TENANT LEASE

ITEM 11-LT

MARYLAND DEPARTMENT OF
AGRICULTUREForest Pest Management
Easton, MD-Talbot County

Landlord Talbot Soil Conservation District

28577 Mary's Court, Suite 3

Easton, MD 21601

Property Location 28577 Mary's Court, Suite 4

Easton, MD 21601

Space Type Office Lease Type New Square Feet 1,865

Duration5 YearsEffective2/1/2011

<u>Annual Rent</u> \$23,722.80 <u>Sq Ft. Rate</u> \$12.72 (Average)

Eff. Sq. Ft. Rate \$14.22 (Average)

Utilities ResponsibilityLandlordCustodial ResponsibilityTenantPrevious Board ActionsNA

Fund Source 100% General COO 10 PCA 00004 01 AOBJ 1301

Special Conditions

1. The lease contains escalations/de-escalations for utilities.

- 2. The lease contains one (1) option renewal for five (5) years.
- 3. The lease provides ten (10) use-in-common parking spaces.

Remarks

The space shall be occupied by the Forest Pest Management Division which includes Nutrient Management, Mosquito Control, Resource Conservation and Plant Protection.

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This lease represents a collocation with like agencies of the federal and local governments: --The USDA Natural Resources conservation Service, USDA Recreation, Conservation and
Development, USDA Farm Services Agency, and University of Maryland Extension Office
occupy office space in this building.

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$\frac{\textbf{DEPARTMENT OF GENERAL SERVICES}}{\textbf{ACTION AGENDA}}$

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ITEM	11-LT (Cont.)

The rental rate commences at \$12.00 per net usable square foot for years one and two; \$12.60 for year three; \$13.20 for year four and \$13.80 for year five averaging \$12.72 per net usable square foot over the term.

The lease contains a termination for convenience clause.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

TENANT LEASE

ITEM 12-LT-OPT

MARYLAND DEPARTMENT OF Motor Vehicle Administration Express

TRANSPORTATION Office Wheaton, MD Montgomery County

<u>Landlord/Owner</u> Glenmont Commercial Limited Partnership

10020 Colesville Rd, Suite A Silver Spring, MD 20901

Property Location 12335 C&D Georgia Ave.

Wheaton, MD 20902

Space Type Office **Lease Type** Renewal **Square Feet** 3,348

Duration 5 Years **Effective** 2/1/2011

Annual Rent\$73,153.80Square Foot Rate\$21.85Prev. Square Foot Rate\$25.50Eff. Square Foot Rate\$24.85Prev. Eff. Sq. Foot Rate\$28.50

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

Previous Board Action(s) 7/26/95 – 21-L; 7/6/05

Fund Source 100% Special J04E0001 1301

Special Conditions

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

2. This lease contains one (1) five (5) year renewal under terms and conditions to be negotiated.

Remarks

 This space has been used since 1995 as a MVA Express Office for the renewal of drivers' licenses, obtaining identification cards and certified copies of driving records, and license plate return. This office serves the citizens of Prince George's and Montgomery Counties.

TENANT LEASE

ITEM 12-LT-OPT (Cont.)

- 2. Through negotiations the Department of General Services Office of Real Estate secured a rental cost avoidance of \$61,101.00 over the term of the lease by reducing the current rental rate by \$3.65 per net usable square foot (\$25.50 to \$21.85).
- 3. In FY 2010, this office handled 108,520 transactions and brought in \$1,529,640 in revenues.
- 4. The lease contains a modified termination for convenience clause which requires a 90 day prior written notice.
- 5. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.02.05.05. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

TENANT LEASE

ITEM 13-LT-OPT

MARYLAND DEPARTMENT OF Motor Vehicle Administration Express

TRANSPORTATION Office- Columbia, MD Howard County

Landlord/Owner M.O.R. CBC, LLC

AMB Property Corporation

60 State St, Suite 1200 Boston, MA 02109

Property Location 6490 Dobbin Road, Suites D & E

Columbia, MD 21045

Space Type MVA Express **Lease Type** Renewal **Square Feet** 3,300

Duration 5 Years **Effective** 2/1/2011

Annual Rent\$79,500 avg.Square Foot Rate\$23.00Prev. Square Foot Rate\$23.50Eff. Square Foot Rate\$26.00Prev. Eff. Sq. Foot Rate\$26.50

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

Previous Board Action(s) 9/20/00 – 19-L; 9/21/05 – 22-L; 8/9/1995 – 32-L

Fund Source 100% Special J04E0001 1301

Special Conditions

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

- 2. The landlord has agreed to install, at its sole expense, a handicapped accessible bathroom for the exclusive and beneficial use (free of charge) of the MVA office.
- 3. The lease contains one (1) five (5) year renewal option at terms to be negotiated.

Remarks

1. This space has been used since 1995 as a MVA Express Office for the renewal of drivers' licenses, obtaining identification cards and certified copies of driving records and license plate return. This office serves Howard County. In FY2010 this office handled 152,141 transactions and brought in \$2,115,076 in revenues.

TENANT LEASE

ITEM	13-LT-OPT ((Cont.)
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2. Through negotiations the Department of General Services Office of Real Estate secured a rental cost savings of \$8,250 over the term of the lease by reducing the existing rental rate by \$0.50 per net usable square foot from \$23.50 to \$23.00.

The lease contains a termination for convenience clause.

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4. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.02.05.05. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

TENANT LEASE

ITEM 14-LT-OPT

<u>DEPARTMENT OF PUBLIC SAFETY & Internal Investigation Unit Savage, MD - Howard County</u>

<u>Landlord/Owner</u> Columbia Acquisition, LLC

c/o Property Management Associates, LLC.

20 South Charles St, Suite 800

Baltimore, MD 21201

Property Location 8510 Corridor Road, Suite 100

Savage, MD 20763

Space Type Office **Lease Type** Renewal **Square Feet** 7,884

Duration 10 Years **Effective** 2/1/2011

Annual Rent\$131,197.48 avg.Square Foot Rate\$16.64 avg.Prev. Square Foot Rate\$15.50Eff. Square Foot Rate\$18.14Prev. Eff. Sq. Foot Rate\$17.00

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

Previous Board Action(s) 8/30/00 - 19-L; 10/19/05 - 15-L

Fund Source 100% General Funds Q00A0103 PCA 13110 AOBJ 1310

Special Conditions

The lease incorporates free use-in-common parking spaces.

2. The lease contains two (2) five (5) year renewal options.

Remarks

- 1. This space has been used since 2000 as the administrative headquarters for the Department of Public Safety and Correctional Services (DPSCS) Internal Investigation Unit (IIU). The IIU investigates issues within the DPSCS and its various institutions and agencies throughout the State.
- 2. This lease incorporated numerous tenant improvements, including an expansion of the evidence room with requisite security provision alterations. Landlord is contributing \$6,200 for the construction and installation of the new security caging.
- 3. The rent remains flat at \$15.50/nusf for three (3) years. It then escalates at 2.5% per year thereafter resulting in the average annual rate of \$16.64 per net usable square foot.
- 4. The lease contains a termination for convenience clause.

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ITEM	14-LT-OPT	(Cont.)
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5. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.02.05.05. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

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

APPROVED

DISAPPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION

TENANT LEASE

ITEM 15-LT-OPT

OFFICE OF THE PUBLIC DEFENDER

Cumberland, MD
Allegany County

<u>Landlord</u> Luxury Leasing, Inc.

PO Box 1498

Cumberland, MD 21502

Property Location 242-248 N Mechanic Street

Cumberland, MD 21502

Space Type Office Lease Type Renewal Square Feet 2,500 **Effective Duration** 10 years 2/1/2011 **Annual Rent** \$30,000.00 **Square Foot Rate** \$12.00 Previous Sq. Ft. Rate \$11.00 Effective Sq. Ft. Rate \$14.00 Prev. Eff. Sq. Ft. Rate \$12.60

Utilities ResponsibilityTenantCustodial ResponsibilityLandlord

Previous Board Action(s) 9/8/04 - Item 16-L; 1/7/98 - Item 16-L

Fund Source 100% General C80B0002

Retro-Active Leases: Board of Public Works is requested to retroactively approve the leasing of this space for the eighteen (18) month period that lapsed and the five hundred thirty (530) day period from August 14, 2009 to February 1, 2011 pursuant to the State Finance and Procurement Article 11-204(c)(1). The total funds for the retroactive period is \$44,054.79.

Special Conditions

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

The lease incorporates 20 use in common parking spaces provided free of charge.

The lease contains one (1) five (5) year renewal option.

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TENANT L	EASE
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ITEM 15-LT-OPT (Cont.)

Remarks

This space has been used since 1998 as an administrative and client contact office for the Public Defender. Their mission is to provide legal defense services to those who can personally afford an attorney.

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This lease contains a termination for convenience clause.

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In accordance with the State Finance and Procurement Article, Annotated Code of Maryland, •--- this space was handled without solicitation of additional offers. 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

TENANT LEASE

ITEM 16-LT-OPT

DEPARTMENT OF HUMAN RESOURCESBaltimore City Department of Social

Services (BCDSS) Baltimore, MD

<u>Landlord</u> Hanover Development Associates, LLC &

Komar Properties Limited Partnership, LLLP

P.O. Box 196

Stevenson, MD 21153

Property Location 18 Reedbird Ave

Baltimore, MD 21225

Space Type Office **Lease Type** Renewal **Square Feet** 20,000

 Duration
 10 Years
 Effective
 2/1/2011

 Annual Rent
 \$325,000.00
 Square Foot Rate
 \$16.25

Previous Square Foot Rate \$15.85 Effective Square Foot Rate \$17.90 Previous Eff. Square Foot Rate \$1

Utilities ResponsibilityTenantCustodial ResponsibilityLandlord

Previous Board Action(s) 7/14/1999 – 26-L

 Fund Source
 General Funds 53%
 Federal Funds 47%
 Total

 FIA
 33.07.00.02
 \$172,250.00
 \$152,750.00
 \$325,000.00

Special Conditions

- 1. The lease contains escalation/de-escalation for real estate taxes and custodial service.
- 2. The lease contains one (1) option renewal for five (5) years.
- 3. The lease incorporates 55 parking spaces at no cost.

Remarks

1. This space has been used since February 1, 2001 as a Social Service office offering Family Investment Administration (FIA) programs to clients in Baltimore City. FIA administers food stamps, Medicaid, cash and emergency assistance programs.

TENANT LEASE

ITEM	16-LT-OPT (Cont.)

- 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

TENANT LEASE

17-LT-MOD **ITEM**

MARYLAND STATE RETIREMENT AGENCY Baltimore City

Landlord Baltimore Office, Inc.

120 E. Baltimore St., Suite 1804

Baltimore, MD 21202

Property Location 120 E. Baltimore St.

Baltimore, MD 21202

Space Type Garage Parking

<u>Lease Type</u> Modification 4 months; 11 days

Effective 2/1/2011 **Number of Spaces**

Monthly Rent \$720.00

Duration

Rate/Space/Month \$180.00

Utilities Responsibility Landlord **Custodial Responsibility** Landlord

Previous Board Action(s) 9/2/1998 - 39-RP; 8/9/2006 - 7-RP

100% Special Funds G20J01.01 20001 0705 000310 **Fund Source**

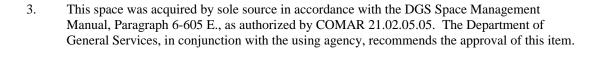
History Reference is made to Board of Public Works Item 7-RP of August 9, 2006, wherein the Board approved the sale of 120 E. Baltimore Street, Baltimore, Maryland to Baltimore Office Incorporated. In the sales agreement the purchaser agreed to lease sixty thousand eight hundred fifty-one (60,851) net usable square feet (nusf) of office space back to the state, and up to sixty-six (66) garage parking spaces. The Agency currently leases a total of sixty-two (62) parking spaces six reserved and 56 non reserved and now desires to lease an additional four (4) parking spaces.

Remarks

- The lease contains a stated rate for parking of \$195 per space per month for non reserved spaces. Through negotiations the Department of General Services secured a rental cost reduction from \$195.00 per space to \$180.00. The lease further provides for the parking rate to be adjusted on June 1, 2011. The net saving to the State, with the four (4) additional spaces, is \$120 per month.
- 2. This request complies with the 1:3 parking ratio.

ITEM	17-LT-MOD (Cont.)

TENANT LEASE



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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

TENANT LEASE

18-LT-MOD **ITEM**

DEPARTMENT OF HUMAN RESOURCES Social Services Administration (SSA)

Baltimore City

J4P Associates Landlord

> 25 East Drive Margate, NJ 08402

Property Location 1400 E. North Ave.

Floors 1 thru 5

Baltimore, MD 21213

Space Type Office/Storage **Square Feet <u>Lease Type</u>** Extension **Duration** 6 months **Effective** 2/1/2011 Office - 100,467 **Semi-Annual Rent Square Foot Rate** \$12.45 Storage - 3,285 Office - \$625,407.08 Total - 103,752 Prev. Sq. Ft. Rate \$12.45 Eff. Sq. Ft. Rate \$14.77 Storage - 9,575.78

Total - \$634,982.86 Storage Sq. Ft. Rate \$5.83 Storage Prev. Sq. Ft. Rate \$5.83

Utilities Responsibility Lessee **Custodial Responsibility** Lessee **Previous Board Action(s)** 9/24/97 - 26-L

Fund Source General 39% Federal 61% N00G0002 7b24 1351 G0010

N00G0005 7e24 1351 G5000

Background/History

The DGS/ORE Contract Broker team is currently evaluating the space efficiency and consolidation opportunities within the building and therefore needs to protect the current tenancy by extending for a period of six (6) months. Once the efficiency/consolation plan has been determined the renewal negotiations with the Landlord

will be initiated.

Remarks

The space is a full service Income Maintenance client contact office for the Johnson Square Formatted: Bullets and Numbering and Harford Heights community.

TENANT LEASE

ITEM	18-LT-MOD	(Cont.)

Through negotiations the Department of General Services was able to extend the existing term at the same rate which provides the Agency the ability to fully analyze their space efficiencies and consolidation options.

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The lease contains a termination for convenience clause.

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

CAPITAL GRANTS AND LOANS

ITEM 19-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 Govans Ecumenical Development Corporation (Baltimore City)

Green House at Stadium Place

"For the acquisition, design, construction and capital equipping of a long term care facility at Stadium Place, located in Baltimore."

\$4,500,000.00

Maryland Consolidated Capital Bond Loan of 2009 (Chapter 485, Acts of 2009) DGS Item G004, (SL-024-080-038)

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, 2011. The Board of Directors of the Govans Ecumenical Development Corporation has submitted documentation that it has received a \$2,000,000.00 grant from the Harry and Jeanette Weinberg Foundation, Inc., and two NCB Capital Impact loan commitment letters at \$2,632,604.00 and \$1,400,739.00 for a total of \$6,033,343.00 to meet their matching fund requirement for this project.

<u>BACKGROUND</u>	Total Project	\$9,253,442.00
	09-G004 This Action	\$4,500,000.00
	08-G037 (Prior Action)	\$ 100,000.00
	Local Cost	\$4,653,442.00

(Prior Actions: 8/26/09 Agenda, Item 21-CGL)

REMARKS

- (1) This action is in accordance with the enabling legislation and complies with the taxexempt bond provisions of the Internal Revenue Code.
- (2) The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.

19-CGL (Cont.)

ITEM

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

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

CAPITAL GRANTS AND LOANS

ITEM 20-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 Trustees of the Community Foundation of Frederick County, Inc. (Frederick County)

Montevue Home

"For the repair, reconstruction and capital equipping of the Montevue Home, located in Frederick."

\$200,000.00

Maryland Consolidated Capital Bond Loan of 2008 (Chapter 336, Acts of 2008) DGS Item G153, (SL-089-080-038)

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 Trustees of the Community Foundation of Frederick County, Inc. has submitted documentation that \$9,176,568.00 has been appropriated for this project by Frederick County through their Fiscal Year 2011 Capital Budget. Documents for certification of match were received by the Department of General Services prior to May 31, 2010.

BACKGROUND Total Project \$10,103,000.00 08-G153 (This Action) \$ 200,000.00

Local Cost \$ 9,903,000.00

REMARKS

The grant agreement has been modified to reflect the Board of County Commissioners of Frederick County, Maryland as beneficiary throughout the document.

This action is in accordance with the enabling legislation and complies with the taxexempt bond provisions of the Internal Revenue Code.

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.

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CAPITAL	GRANTS	AND	LOANS

<u>ITEM</u>	[20-CGL (Cont.)	
grant r	that th	The Comptroller may not disburse State funds until after the Comptroller verifies ••••• that has expended the matching fund and the required amount for reimbursement.	Formatted: Bullets and Numbering
Board	of Publ	lic Works Action - The above referenced Item was:	

WITHDRAWN

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CAPITAL GRANTS AND LOANS

ITEM 21-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 Sinai Hospital of Baltimore, Inc. (Baltimore City)

Sinai Hospital - Samuelson Children's Hospital

"For the design, construction, renovation, and improvements to the Samuelson Children's Hospital at the Sinai Hospital of Baltimore."

\$2,500,000.00

Maryland Consolidated Capital Bond Loan of 2009 (Chapter 485, Acts of 2009) DGS Item G167, SL-010-090-038

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 6/1/2012. The grant was authorized in 2009 but did not become effective until 6/1/2010. The Board of Directors of Sinai Hospital of Baltimore, Inc. has submitted documentation that is has in excess of \$2,500,000.00 in a financial institution to meet the matching fund requirement for this project.

BACKGROUND	Total Project	\$29,600,000.00
	09-G167 (This Action)	\$ 2,500,000.00
	09-G017 (Prior Action)	\$ 2,500,000.00
	Local Cost	\$24,600,000.00

(Prior Action: 11/18/09 Agenda, Item 22-CGL)

REMARKS

- (1) This action is in accordance with the enabling legislation and complies with the taxexempt bond provisions of the Internal Revenue Code.
- (2) The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.

CAPITAL	GRANTS	AND	LOANS
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ITEM	21-CGL	(Cont	١
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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

DEFERRED WITHDRAWN

CAPITAL GRANTS AND LOANS

ITEM 22-CGL

MARYLAND HIGHER EDUCATION COMMISSION

RECOMMENDATION

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

Montgomery College

Rockville Science Center – Furniture and Equipment

New 135,000 GSF Science Center will provide space to support state of the art space for Biology, Chemistry and Physics departments.

\$4,244,000.00

Maryland Consolidated Capital Bond Loan of 2009, Item 030 - \$3,469,543.00 Maryland Consolidated Capital Bond Loan of 2010, Item 021 - \$ 774,457.00 CC-01-MC02/05/08/09/10-390

MATCHING FUND

Montgomery College - \$4,244,000.00

Cost sharing is 50% State share, 50% local share and is in accordance with Section 11-105(j) of the Education Article.

BACKGROUND:	Total Amount	State Share	Local Share
Total Project	\$74,289,999.00	\$37,145,000.00	\$37,144,999.00
This Action	\$ 8,488,000.00	\$ 4,244,000.00	\$ 4,244,000.00
Previous Action-29-CGL, 1/28/09	\$61,111,906.00	\$30,555,953.00	\$30,555,953.00
Previous Action-20-CGL, 7/26/06	\$ 4,690,093.00	\$ 2,345,047.00	\$ 2,345,046.00

This action is in accordance with Procedures and Guidelines adopted by MHEC 06/02/92 and - - - Formatted: Bullets and Numbering approved by BPW 06/17/92.

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 Montgomery Community College and signed by local authorities.

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

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

APPROVED DISAPPROVED **DEFERRED** WITHDRAWN

CAPITAL GRANTS AND LOANS

ITEM 23-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 12518 Ansin Circle Potomac, MD 20854 (Montgomery Co.)

DESCRIPTION Board of Public Works approval is requested

for a State grant of \$135,580.00 to assist Housing Unlimited, Inc. (HUI), a nonprofit organization, in the cost of acquiring a two-bedroom townhouse with 992 net square feet of space at 12518 Ansin Circle, Potomac, MD 20854. The contract price is \$179,823.00, and the home will provide housing for two 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.

APPRASIALS

\$180,000.00 - Melville E. Peters \$185,000.00 - Laura G. Lamb

Based on these appraisals, the Department of General Services approved the fair market value of the real estate at \$180,000.00. HUI has a contract of sale to purchase this property for \$179,823.00 in fee

Eligible project costs are \$180,773.00. This includes \$179,823.00 for acquisition and \$950.00. for appraisals. These costs will be funded as follows:

AMOUNT \$180,773.00*

CAPITAL GRANTS AND LOANS

ITEM 23-CGL (Cont.)

<u>FUND SOURCE</u> \$45,193.00 (25%) – Applicant's Share

Montgomery County

\$135,580.00 (75%) – State's Share

MCCBL 2009/Community Health Facilities

Funds

REMARKS * The State is participating in the acquisition

cost of \$179,823.00, as well as the cost of the appraisals (\$950.00). State participation is limited to the lesser of the value approved by the Department of General Services, based upon the appraisals or the actual acquisition cost.

Established in 1994, Housing Unlimited, Inc. provides permanent, affordable, independent housing in Montgomery County for single adults with psychiatric disabilities. Currently, HUI has a three-year waiting list of 250-300 low-income adults with mental illness who are in need of permanent, affordable housing. The tenants who will reside in this home will pay 35 percent of their net income for rent and utilities. The income for the majority of HUI tenants is Supplemental Security Income (SSI), and the maximum SSI payment for an individual is currently \$674.00 a month. In addition to these funds, Montgomery County provides \$200.00 a month for each client through the Montgomery County Rental Assistance Program.

In accordance with Subtitle 6 of the Health-General Article of the *Annotated Code of Maryland*, the Board's approval is further contingent upon the State's right of recovery being included in the Deed(s) or otherwise recorded among the Land Records of Montgomery County.

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

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN