

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

January 26, 2011

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DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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, sub-contractors, 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.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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 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

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT RENEWAL OPTION

ITEM 2-AE-OPT

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

ATI, Inc. – Columbia, MD
Alpha Corporation – Baltimore, MD

Project Limit

\$200,000.00
\$200,000.00

Contract Limit

\$500,000.00
\$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)

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT MODIFICATION

ITEM 3-AE-MOD

**DEPARTMENT OF PUBLIC SAFETY AND
CORRECTIONAL SERVICES**

Police and Correctional Training
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

DESCRIPTION

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 4-M

DEPARTMENT OF HUMAN RESOURCES 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.

<u>BIDS OR PROPOSALS</u>	<u>AMOUNT</u>
Phoenix Technologies, LLC. Lorton, VA	\$224,322.00
Twenty-Nine Sixteen Protective Guard Services, Lutherville, MD	\$241,849.20
Axiom Protective Services, Landover Hills, MD	\$241,980.00
Bennett Detective and Protective Agency, Dover, DE	\$248,258.40
Mid-Atlantic Security Agency, LLC, Owings Mills, MD	\$261,469.20
Trinity Protection Services, Inc., Largo, MD	\$313,920.00
Black Dragon Corporation, Cambridge, MA	\$480,036.00
Gold Shield Security Services, Parsonsburg, MD	\$575,520.00

AWARD 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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 4-M (Cont.)

HIRING AGREEMENT ELIGIBLE No

PERFORMANCE BOND None

REMARKS 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 SOURCES

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 G3150 7C00 0819 70900
N00 12 G4140 7D00 0819 70900
N00 12 G5000 7E00 0819 70900

DEPARTMENT OF GENERAL SERVICES
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
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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

DESCRIPTION

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:

REMARKS

These 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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

<u>ITEM</u>	6-GM (Cont.)
<u>AMOUNT</u>	\$98,988.00
<u>MBE PARTICIPATION</u>	5%
<u>FUND SOURCE</u>	MCCBL 2010/Item 016

B. Cedarville State Park (Charles County)

DESCRIPTION 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)

DESCRIPTION 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.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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

DISCRIPTION

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

REMARKS

This 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.

DEPARTMENT OF GENERAL SERVICES
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

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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

TERM

7/17/2007 to 7/17/2011

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL/MISCELLANEOUS

ITEM 8-GM (Cont.)

REMARKS

This 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

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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

<u>Space Type</u>	Land	<u>Lease Type</u>	Modification	<u>Square Feet</u>	1,680 +/-
<u>Duration</u>	2 Years 3 months	<u>Effective</u>	2/1/2011		
<u>Annual Rent</u>	\$1.00				
<u>Utilities Responsibility</u>			Tenant		
<u>Custodial Responsibility</u>			Tenant		
<u>Previous Board Action(s)</u>			4/15/1998 – Item 15-L,		
<u>Fund Source</u>			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 Home for the purpose of placing a modular trailer to be used as additional office space. Formatted: Bullets and Numbering

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

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. Formatted: Bullets and Numbering

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

LANDLORD LEASE

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 11-LT

MARYLAND DEPARTMENT OF AGRICULTURE

Forest 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

<u>Space Type</u>	Office	<u>Lease Type</u>	New	<u>Square Feet</u>	1,865
<u>Duration</u>	5 Years	<u>Effective</u>	2/1/2011		
<u>Annual Rent</u>	\$23,722.80	<u>Sq Ft. Rate</u>	\$12.72 (Average)		
<u>Eff. Sq. Ft. Rate</u>	\$14.22 (Average)				

Utilities Responsibility

Landlord

Custodial Responsibility

Tenant

Previous Board Actions

NA

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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DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE**ITEM** 12-LT-OPT**MARYLAND DEPARTMENT OF TRANSPORTATION**

Motor Vehicle Administration Express
Office Wheaton, MD
Montgomery County

Landlord/Owner

Glenmont Commercial Limited Partnership
10020 Colesville Rd, Suite A
Silver Spring, MD 20901

Property Location

12335 C&D Georgia Ave.
Wheaton, MD 20902

<u>Space Type</u>	Office	<u>Lease Type</u>	Renewal	<u>Square Feet</u>	3,348
<u>Duration</u>	5 Years	<u>Effective</u>	2/1/2011		
<u>Annual Rent</u>	\$73,153.80	<u>Square Foot Rate</u>		\$21.85	
<u>Prev. Square Foot Rate</u>	\$25.50	<u>Eff. Square Foot Rate</u>		\$24.85	
		<u>Prev. Eff. Sq. Foot Rate</u>		\$28.50	

Utilities Responsibility

Tenant

Custodial Responsibility

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

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 the citizens of Prince George's and Montgomery Counties.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 13-LT-OPT

MARYLAND DEPARTMENT OF TRANSPORTATION

Motor Vehicle Administration Express
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

<u>Space Type</u>	MVA Express	<u>Lease Type</u>	Renewal	<u>Square Feet</u>	3,300
<u>Duration</u>	5 Years	<u>Effective</u>	2/1/2011		
<u>Annual Rent</u>	\$79,500 avg.	<u>Square Foot Rate</u>		\$23.00	
<u>Prev. Square Foot Rate</u>	\$23.50	<u>Eff. Square Foot Rate</u>		\$26.00	
		<u>Prev. Eff. Sq. Foot Rate</u>		\$26.50	

Utilities Responsibility

Tenant

Custodial Responsibility

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.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 13-LT-OPT (Cont.)

- 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
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE**ITEM** 14-LT-OPT**DEPARTMENT OF PUBLIC SAFETY & CORRECTIONAL SERVICES**Internal Investigation Unit
Savage, MD - Howard County**Landlord/Owner**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

<u>Space Type</u>	Office	<u>Lease Type</u>	Renewal	<u>Square Feet</u>	7,884
<u>Duration</u>	10 Years	<u>Effective</u>	2/1/2011		
<u>Annual Rent</u>	\$131,197.48 avg.	<u>Square Foot Rate</u>		\$16.64 avg.	
<u>Prev. Square Foot Rate</u>	\$15.50	<u>Eff. Square Foot Rate</u>		\$18.14	
		<u>Prev. Eff. Sq. Foot Rate</u>		\$17.00	

Utilities Responsibility

Tenant

Custodial Responsibility

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.

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

Remarks

- 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.
- 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.
- 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.
- The lease contains a termination for convenience clause.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 14-LT-OPT (Cont.)

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

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 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.

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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

DEPARTMENT OF HUMAN RESOURCES Baltimore City Department of Social
Services (BCDSS) Baltimore, MD

Landlord Hanover Development Associates, LLC &
Komar Properties Limited Partnership, LLLP
P.O. Box 196
Stevenson, MD 21153

Property Location 18 Reedbird Ave
Baltimore, MD 21225

<u>Space Type</u>	Office	<u>Lease Type</u>	Renewal	<u>Square Feet</u>	20,000
<u>Duration</u>	10 Years	<u>Effective</u>	2/1/2011		
<u>Annual Rent</u>	\$325,000.00	<u>Square Foot Rate</u>	\$16.25		
		<u>Previous Square Foot Rate</u>	\$15.85		
		<u>Effective Square Foot Rate</u>	\$17.90		
		<u>Previous Eff. Square Foot Rate</u>	\$17.50		

Utilities Responsibility Tenant
Custodial Responsibility Landlord
Previous Board Action(s) 7/14/1999 – 26-L

<u>Fund Source</u>	<u>General Funds 53%</u>	<u>Federal Funds 47%</u>	<u>Total</u>
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.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE**ITEM** 17-LT-MOD**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

<u>Space Type</u>	Garage Parking	<u>Lease Type</u>	Modification	<u>Number of Spaces</u>	4
<u>Duration</u>	4 months; 11 days	<u>Effective</u>	2/1/2011		
<u>Monthly Rent</u>	\$720.00	<u>Rate/Space/Month</u>	\$180.00		

Utilities Responsibility Landlord
Custodial Responsibility Landlord

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

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

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 (nurf) 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.
- This request complies with the 1:3 parking ratio.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 17-LT-MOD (Cont.)

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

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION	WITHOUT DISCUSSION		

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 18-LT-MOD

DEPARTMENT OF HUMAN RESOURCES Social Services Administration (SSA)
Baltimore City

Landlord J4P Associates
25 East Drive
Margate, NJ 08402

Property Location 1400 E. North Ave.
Floors 1 thru 5
Baltimore, MD 21213

<u>Space Type</u>	Office/Storage	<u>Lease Type</u>	Extension	<u>Square Feet</u>
<u>Duration</u>	6 months	<u>Effective</u>	2/1/2011	Office – 100,467
<u>Semi-Annual Rent</u>		<u>Square Foot Rate</u>	\$12.45	Storage - 3,285
Office -	\$625,407.08	<u>Prev. Sq. Ft. Rate</u>	\$12.45	Total - 103,752
Storage -	9,575.78	<u>Eff. Sq. Ft. Rate</u>	\$14.77	
Total -	\$634,982.86	<u>Storage Sq. Ft. Rate</u>	\$5.83	
		<u>Storage Prev. Sq. Ft. Rate</u>	\$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 and Harford Heights community. Formatted: Bullets and Numbering

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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.

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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

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 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 19-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 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.

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

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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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DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 20-CGL (Cont.)

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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 in excess of \$2,500,000.00 in a financial institution to meet the matching fund requirement for this project.

<u>BACKGROUND</u>	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 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 21-CGL (Cont.)

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 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:

	<u>Total Amount</u>	<u>State Share</u>	<u>Local Share</u>
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

REMARKS

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

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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.

(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 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.

APPRAISALS
\$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*

