

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

April 20, 2011

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DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 1-M

DEPARTMENT OF GENERAL SERVICES

J. Louis Boulblitz District Court/Multi-Service Center (BDCMSC)
Hagerstown, MD

CONTRACT NO. AND TITLE

Project No. 001IT818348;
Unarmed Uniformed Guard Services
ADPICS NO. 001B1400585

CONTRACT DESCRIPTION

Approval requested for a contract to provide unarmed uniformed guard services for the J. Louis Boulblitz District Court/Multi-Service Center located in Hagerstown, MD.

PROCUREMENT METHOD

Competitive Sealed Bids
(Small Business Reserve)

BIDS OR PROPOSALS

AMOUNT

Twenty-Nine Sixteen Protective Guard Services Lutherville, MD	\$301,306.32
Phoenix Technologies, LLC. Lorton, VA	\$304,713.36
BTI Security, Silver Spring, MD	\$310,012.32
Alexander Security Consultants, LLC. Brandywine MD	\$312,479.28
All Saints protective Services, District Height, MD	\$315,648.00
Premier I.S.A. Upper Marlboro, MD	\$345,324.24
Amazing Security & Investigations, LLC. College Park, MD	\$356,645.28
Securemedy, Inc, Waldorf, MD	\$366,052.08
MSW, Inc. Temple Hills, MD	\$460,797.12

AWARD

Twenty-Nine Sixteen Protective Guard Services
Lutherville, MD
(SBR# 10-7147)

TERM

5/1/2011-4/30/2014

AMOUNT

\$301,306.32 (3 years)

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 1-M (Cont.)

MBE PARTICIPATION None

PERFORMANCE BOND None

HIRING AGREEMENT ELIGIBLE No

REMARKS A notice of availability of a Invitation for Bids (IFB) was posted on DGS’s Web Site, Bid Board and *eMaryland Marketplace.com* as a Small Business Reserve (SBR) procurement nine bids were received. All bids received were certified SBR vendors and four of the bidders were also certified MBE vendors.

This contract will provide unarmed uniformed guard services 24 hours a day, 7 days per week and 365 a year over three, eight-hour shifts. A guard supervisor will man the first daily shift from 7:00 a.m. to 3:00 p.m. The contract also includes labor, equipment, supplies, training and uniforms necessary to perform the unarmed uniformed guard services for BDCMSC.

The recommended awardee, Twenty-Nine Sixteen Protective Guard Services has confirmed their bid price and is a certified SBR vendor.

FUND SOURCE H00 11-14 33561 0823 (DGS Operating Funds)

RESIDENT BUSINESS Yes

TAX COMPLIANCE NO. 11-0630-0110

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 2-M

DEPARTMENT OF GENERAL SERVICES

Saratoga State Center
Baltimore, MD

CONTRACT NO. AND TITLE

Janitorial Services;
ADPICS NO. 001B1400562

CONTRACT DESCRIPTION

Approval requested for a contract to provide janitorial services for Maryland Department of General Services, Saratoga State Center, 310 & 311 West Saratoga St, Baltimore, MD.

PROCUREMENT METHOD

Preference Purchase
(Certified Sheltered Workshop)

BIDS OR PROPOSALS

Alliance, Inc. Baltimore, MD

AMOUNT

\$2,473,083.61

AWARD

Alliance, Inc.
Baltimore, MD
(MDOT certified MBE #01-430)

AMOUNT

\$2,473,083.61 (5 years)

MBE PARTICIPATION

100%

PERFORMANCE BOND

N/A

HIRING AGREEMENT ELIGIBLE

No

REMARKS

Alliance, Inc. is a Certified Sheltered Workshop under the Maryland Rehabilitation and Employment Program pursuant to COMAR 21.11.05. Pricing for this contract was approved by the Pricing and Selection Committee on March 17, 2011.

Housekeeping supplies in support of this contract are to be purchased from Blind Industries and Services of Maryland (BISM) to the extent they are available.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 2-M (Cont.)

FUND SOURCE

DGS Operating Funds
H00 11-16 33409 0813

RESIDENT BUSINESS

Yes

TAX COMPLIANCE NO.

11-0515-0110

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT MODIFICATION

ITEM 4-M-MOD

DEPARTMENT OF GENERAL SERVICES

Statewide Refuse Removal Services
 Western Maryland – Region A (Garrett,
 Allegany and Washington Counties)

CONTRACT NO. AND TITLE

Project No. 001B6900544;
 Statewide Refuse Removal Services
 Washington County, MD
 ADPICS NO. COD62060

ORIGINAL CONTRACT APPROVED

4/5/2006 DGS/BPW Item 2-M

CONTRACTOR

Allied Waste
 Hagerstown, MD

CONTRACT DESCRIPTION

Board of Public Works approval is requested for an Indefinite Quantity Contract to provide trash removal services to various State Agencies, Political Subdivisions and Non-Profit Organizations located in Western Maryland on a monthly basis for a period of five (5) years beginning May 1, 2006 through April 30, 2011.

MODIFICATION DESCRIPTION

Approval requested for a modification to extend the original contract for ninety (90) days to provide enough time to rebid the new solicitation.

TERM OF ORIGINAL CONTRACT

5/1/2006 – 4/30/2011

TERM OF MODIFICATION

5/1/2011 – 7/30/2011

AMOUNT OF ORIGINAL CONTRACT

\$3,148,018.50 Est. (5 years)

AMOUNT OF MODIFICATION

\$108,608.00 Est. (3 Months)

PRIOR MODIFICATIONS/OPTIONS

None

REVISED TOTAL CONTRACT AMOUNT

\$3,256,628.50

PERCENT +/- (THIS MODIFICATION)

3%

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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 is requested for the use of General Obligation Bond funding for the contract(s) noted below in the total amount of \$630,227.16 (7 items)

A. Maryland School for the Deaf

Main Building -Columbia Campus
Columbia , MD

DESCRIPTION

Approval for a contract that provides for the temporary replacement of existing water cooled chiller with trailer mounted air cooled chiller to supply cooling until school lets out. Work includes providing 6” supply and return lines to adjacent exterior wall. In addition, provide all electrical wiring, piping, valves and fittings for a complete system to allow tie in of temporary chiller.

REMARKS The government’s estimate is \$49,000.00. The contract duration is for sixty (60) days or more to allow for the completion of the school year. The unit will be taken out once school is over and limited staff will relocate to adjacent buildings on campus.

CONTRACT NO. AND TITLE

Project No. AH-892-110-101;
Install Temporary Cooling

PROCUREMENT METHOD

Small Procurement

AWARD

JM Mechanical
Abingdon, MD

AMOUNT

\$44,275.00

FUND SOURCE

MCCBL 2010/Item 010 (Provide funds for the State Capital Facilities Renewal Program-Statewide)

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 5-GM (Cont.)

B. Maryland State Department of Education Workforce Technology Center
 Baltimore, MD

DESCRIPTION This project provides for the installation of a new automation wet pipe sprinkler system for the three (3) floors of the dormitory wing. New sprinkler system alarm and trouble signals will be provided. Also included is the restoration of existing finish materials at all areas where new installations will occur.

REMARKS The revised government estimate for this project is \$200,000.00. The installation shall meet the requirements of the current fire and building codes. Building will remain in operation for 24 hours per day and 7 days a week as work will be done in phases. The current system is obsolete and continues to malfunction.

CONTRACT NO. AND TITLE Project No. LD-230-090-001;
 Install Sprinkler System for Dormitory
 Wing

PROCUREMENT METHOD Competitive Sealed Bidding

AWARD ABJ Sprinkler Co., Inc.
 Glassboro, NJ

AMOUNT \$182,800.00

MBE PARTICIPATION 35%

FUND SOURCE MCCBL 2009/Item 007 (Capital
 Facilities Renewal Program)

**C. Department of Public Safety and
 Correctional Services** Jessup Correction Institution (JCI)
 Jessup, MD

DESCRIPTION Approval for a contract to install a Surge Protection Devices at JCI to protect the generators, automatic transfer switch (ATS) and Emergency Panels from damaging external transients and power surges.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 5-GM (Cont.)

REMARKS
was \$135,000.00.

The government estimate for this project

CONTRACT NO. AND TITLE

Project No. KJ-000-110-001;
Replace Surge Protection

PROCUREMENT METHOD

Indefinite Quantity Contract (IQC)

AWARD

Electrico, Inc.
Baltimore, MD

AMOUNT

\$152,700.00

TERM

60 Calendar Days from Notice to Proceed

MBE PARTICIPATION

20%

FUND SOURCE

MCCBL 2010/Item 010 (Provide funds for
the State Capital Facilities Renewal
Program-Statewide)

D. Department of General Services

Maryland Department of State Police
Barrack "Q"
10100 Rhode Island Rd,
College Park, MD

DESCRIPTION

The project requires the contractor to supply all of the materials, labor and equipment necessary for the replacement of the existing failed interior and exterior drainage system and installation of a new waterproofing & drainage system surrounding the building. Contractor will provide a temporary bridge at the front entrance to allow the facility to continue in operation.

REMARKS:

This work is required due to the failure of the existing drainage system. The revised government estimate for this project is \$75,000.00.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 5-GM (Cont.)

CONTRACT NO. AND TITLE

Project No. PQ-731-072-001;
Emergency Sealing/ Waterproofing (Re-bid)

PROCUREMENT METHOD

Indefinite Quantity Contract (IQC)

AWARD

North Point Builders, Inc.
Baltimore, MD

AMOUNT

\$74,300.00

TERM

90 Days

MBE PARTICIPATION

15.6%

FUND SOURCE

MCCBL 2010/Item 010 (Provide funds for the State Capital Facilities Renewal Program)

E. Department of General Services

Maryland School for the Deaf
Columbia Campus

DESCRIPTION

This project provides architectural and engineering design and construction administration services for replacement of the existing fire alarm system.

REMARKS

Indefinite Quantity Contract (IQC) DGS-08-004-IQC was developed for DGS to provide mechanical/electrical engineering services for multiple construction projects with fees \$200,000.00 or less. Under this agreement individual contract awards may not exceed \$200,000.00. Selected firms may be awarded more than one contract; however, the total amount for contracts awarded to any one firm may not exceed \$500,000.00. The expiration date of this contract (DGS-08-004-IQC) is July 06, 2012.

CONTRACT NO. & TITLE

Project No. AH-890-110-001 & AH-894-110-001;
Replace Fire Alarm, Baker and Steiner Buildings

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 5-GM (Cont.)

PROCUREMENT METHOD

Maryland Architectural and Engineering Services Act

AWARD

Gipe Associates, Inc.
Baltimore, MD

AMOUNT

\$28,261.00

FUND SOURCE

MCCBL 2010/ Item 010 (Provide funds for the State Capital Facilities Renewal-Program-Statewide)

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

Maryland Correctional Training Center
(MCTC)
Hagerstown, MD

DESCRIPTION

Approval requested for a contract to provide all labor, materials, and supplies required to furnish and install five of the seven motor starter control centers for unit's Three, Four, Six, Administration and Kitchen buildings.

REMARKS

Replace each motor starter panel board with motor control center, complete with starters and switches as scheduled on control documents. Inventory all existing controls and reconnect to provide same sequence of operation.

CONTRACT NO. AND TITLE

Project No.: KA-611-100-001;
Replacement of Motor Starter Control Centers

PROCUREMENT METHOD

Competitive Sealed Bidding

AWARD

1st Electric, Inc.
Baltimore, MD

AMOUNT

\$138,700.00

MBE PARTICIPATION

30%

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS**ITEM** 5-GM (Cont.)**FUND SOURCE**

MCCBL 2010/Item 010 (Provide funds for the State Capital Facilities Renewal Program-Statewide)

G. Department of General ServicesMaryland School for the Deaf
Frederick Campus
Frederick, MD**DESCRIPTION**

The contractor is to supply cafeteria folding tables to the Maryland School for the Deaf, Frederick MD.

REMARKS

This contract is for the purchase of eighteen cafeteria folding tables for the cafeteria at the Maryland School for the Deaf, Frederick Campus. Maryland Correctional Enterprises waived the tables in the letter dated 10/12/2010.

CONTRACT NO. AND TITLECafeteria Folding Tables
ADPICS NO. 001P1100180**PROCUREMENT METHOD**

Small Procurement

AWARDSchool Specialty Inc.
Appleton, WI**AMOUNT**

\$9,191.16

FUND SOURCE

MCCBL 2009/ Item 028 (Provide funds to supplement previous design appropriations and to construct a new cafeteria on the Frederick campus.)

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 6-GM

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 is requested 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 \$27,629.16 (2 items).

The fund sources for any particular item will be designated as one of the following:
MCCBL 2009/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. Pocomoke River State Park
Pocomoke City, MD (Worcester County)

DESCRIPTION

This project is to perform electrical upgrades for day use of Comfort Station at Pocomoke Sate Park in Worcester County.

REMARKS

only.

This item is submitted to encumber funds

CONTRACT NO. & TITLE

Project No. P-018-110-010;
Electrical Upgrades, Day Use Comfort Station

PROCUREMENT METHOD

Small Procurement

AWARD

C.F. Lambertson, Inc.
Pocomoke City, MD

AMOUNT

\$6,765.16

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 6-GM (Cont.)

FUND SOURCE

MCCBL 2010/Item 016

B. Smallwood State Park
Marbury, MD (Charles County)

DESCRIPTION

This project is to disconnect the old and install a new Equipment Contact Station at Smallwood State Park in Charles County.

REMARKS

funds only.

This agenda item is submitted to encumber

CONTRACT NO. & TITLE

Project No. P-030-100-010;
RE-BID Install New Equipment at Contact Station

PROCUREMENT METHOD

Small Procurement

AWARD

Whitaker Parking Systems, Inc.
Rockville, MD

AMOUNT

\$20,864.00

FUND SOURCE

MCCBL 2009/Item 018

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 8-RP

DEPARTMENT OF NATURAL RESOURCES Washington County Sportsmen, Inc.
484.41 ± acres-Washington County
File # 26-0031, POS # 3917

REFERENCE Approval is requested to accept an Agreement of Sale on behalf of Program Open Space to purchase a conservation easement on approximately 484.41 acres from a larger tract containing ±1095.93 acres. The Washington County Sportsmen, Inc. property is located adjacent to the Indian Springs Wildlife Management Area, which is increasingly being threatened by development in that area. Protection of large adjoining blocks of land help to preserve the large and small scale ecological integrity, while best safeguarding wildlife habitat and preserving water quality. The easement will provide for the protection of streams and springs located on the property, which provide habitat for wild turkey and a variety of small mammals, as well as important travel corridors for larger mammals such as black bear, deer, etc. There are boulder areas and small rock outcrops that attract small mammals, likely home to the Red-backed Vole. The property is located within the Target Ecological Area (TEA), and has received an ecological ranking of 83 under the Program Open Space Targeting System.

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

<u>GRANTOR</u>	Washington County Sportsmen, Inc.
<u>GRANTEE</u>	The Department of Natural Resources
<u>PROPERTY</u>	484.41 ± acres - unimproved.
<u>PRICE</u>	\$552,227.40 (1140/acre)* (Discounted Sale)

*The sales price represents a negotiated discount from the recommended value of \$1,200.00/acre to the State of Maryland of \$60.00/acre or 5%. Please note the appraised values were based on an original estimated acreage of 521 acres.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 8-RP (Cont.)

APPRAISED VALUES

\$781,500.00 (\$1,500/acre) – Richard L. Bowers – Fee Appraiser – 4/1/10. Reviewed by William T. Beach.

\$417,000.00 (\$800/acre) – Walter A. Reiter, Jr. – Fee Appraiser – 4/9/10. Reviewed by William T. Beach

\$625,000.00 (\$1,200/acre) – William T. Beach – Staff Appraiser – 4/1/10.

FUND SOURCE

POS Opportunity Loan 2009/ Item 500,
89.22.45, \$552,227.40

REMARKS

1. The Department of Natural Resources recommends approval of this acquisition.
2. This project meets criteria in accordance with Chapter 419, Laws of Maryland 2009 as it presents a unique acquisition opportunity as a result of the extraordinary location and environmental value of the property which scored 83 under the Program Open Space Target ecological scoring system.
3. There will be no relocation or moving costs associated with this acquisition.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 9-RP

DEPARTMENT OF NATURAL RESOURCES Holly Grove Mennonite Church property
(former John Murphy Trust property)
21.01 acres (Somerset County)
File # 00-4193 & 00-8440

REFERENCE Approval is requested to exchange 23.94 acres ± of Department of Natural Resources (DNR) property known as the Chesapeake Forest lands with the Holly Grove Mennonite Church for 21.01 acres of property recently donated to the Church by the John Murphy Trust. The proposed exchange will be of substantially equal value. Reference is made to Item 13-RP, August 11, 2010, in which the DNR property was declared surplus.

The Department of Natural Resources received a request from the Holly Grove Christian School Board of Directors recommending that the State consider a land exchange between a local farmer, Mr. John Murphy (The John Murphy Trust) and DNR that would help to allow a proposed expansion of Holly Grove Christian School located in Somerset County. The State currently owns lands abutting the Christian School designated as Chesapeake Forest. The Department has conducted an interdepartmental review of this proposal.

The request recommended that DNR consider exchanging land owned by the John Murphy Trust that borders Chesapeake Forest lands, for a comparable equal valued amount of Chesapeake Forest lands abutting the Holly Grove Christian School. The Department has conducted an interdepartmental review of this proposal and concluded that the trade would serve to facilitate expansion of the Holly Grove School in an exchange in which DNR would be giving up a monoculture pine woodlot for a more diverse forested wetland ecosystem along Marumsco Creek.

The House Appropriations Committee and Senate Budget and Taxation Committee, as well as an MDP interdepartmental review concluded the proposal was acceptable. The proposed exchange will provide Chesapeake Forest with lands bordering Marumsco Creek and its flood-plain, as the 21.01 acre parcel borders approximately 1,500 feet of Marumsco Creek. The forest type between the two parcels is similar, however DNR would gain by obtaining streamside forest that would help protect Marumsco Creek. Additionally, the Church's property which would be acquired borders existing Chesapeake Forest Land and can be easily be managed as part of the larger 1,400 acre tract.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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

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

GRANTOR

Holly Grove Mennonite Church

GRANTEE

The Department of Natural Resources

PROPERTY

An exchange of 23.94 ± acres – unimproved from DNR for 21.01 ± acres from Mennonite Church

PRICEEven Value Exchange

The value of the DNR property is (\$3,834.95) per acre. The value of the Holly Grove Mennonite property is (\$4,368.93 per acre), so in order to have the exchange be of equal value, the DNR exchange property is 23.93544 acres, rounded to 23.94 acres. The total values are:

DNR Exchange Parcel	\$91,791.22
Holly Grove-Mennonite	\$91,791.22

APPRAISED VALUESHolly Grove Mennonite Church Property:

\$90,000.00 – William J. LeFort – Fee Appraiser – 12/8/09. Reviewed by Darryl R. Andrews

DNR Property:

\$79,000.00 – William J. LeFort – Fee Appraiser – 12/8/09. Reviewed by Darryl R. Andrews

REMARKS

1. The Clearinghouse conducted an intergovernmental review of the project under MD20100322-0213 and has recommended to declare the State land surplus to the State, and to exchange the property that is owned by the Holly Grove Mennonite Church (former John Murphy Trust).

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 9-RP (Cont.)

2. On June 22, 2010 House appropriations Committee and Senate Budget and Taxation Committee approved the transaction and notified the Departments that the notification and information requirements for the proposed sale, transfer, exchange, or grant of State property as set forth in Article XII of the Maryland Constitution and as informed by Section 10-305 of the State Finance and Procurement Article have been met.
3. The Department of Natural Resources recommends 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

REAL PROPERTY

ITEM 10-RP

DEPARTMENT OF GENERAL SERVICES 100 Community Place
Crownsville, MD
Anne Arundel County
57.56 improved acres
File # 8460

REFERENCE Approval is requested to declare surplus a portion of the Department of Housing and Community Development headquarter’s site known as 100 Community Place, Crownsville including an estimated 57.56 acres improved with an estimated 83,000 nuf office building and 600 space parking lot. Title and transfer documents are subject to legal review.

PROPERTY 57.56 +/- acres improved with 83,000 sf office building and 600 space parking lot

OWNERSHIP State of Maryland, to the use of the Department of General Services

REMARKS

1. The Department of General Services and the Department of Housing and Community Development have determined that this property is excess to the State’s needs.

2. The Clearinghouse conducted an intergovernmental review of the project under MD20101122-1026 and has recommended to declare the 57.56 +/- acres of land, the Department of Housing and Community Development Headquarters Building, the wooded area and the parking lot at 100 Community Place, Crownsville surplus to the State.

3. It is recommended that Maryland Department of General Services explore with Maryland Environmental Service (MES) their interests in acquiring infrastructure improvements, and an utility easement as MES operates the water and wastewater utilities that service the property and other State and County owned properties in the area.

4. It is further recommended that Maryland Department of General Services explore with Maryland Environmental Trust, a division of the Maryland Department of Natural Resources, their interest in acquiring a conservation easement.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 10-RP (Cont.)

5. It is also recommended that Anne Arundel County be kept apprised of any actions that would affect the Sewage Treatment Plant or costs to the County as a user.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY**ITEM** 12-RP**BOARD OF PUBLIC WORKS**

Pinebluff, Parcel “D”
Known as the Gordy Building
1.534 improved acres
Wicomico County, File # 8454

REFERENCE

Approval is requested to declare surplus Parcel D of the Pine Bluff Property known as the Gordy Building including 1.534 acres, located at 1508 Riverside Drive, Salisbury, Wicomico County. Title and transfer documents are subject to legal review.

PROPERTY

1.534 +/- acres improved with 18,556 sf building

OWNERSHIP

State of Maryland, to the use of the Board of Public Works

REMARKS

1. The Department of General Services on behalf of the Board of Public Works has determined that this property is excess to the State’s needs.
2. The Clearinghouse conducted an intergovernmental review of the project under MD20101001-0947 and has recommended to declare the property surplus.
3. It is recommended that any modification to the structure or other development should be coordinated with the Critical Area Commission, a division of the Maryland Department of Natural Resources.
4. It is further recommended that photographs and a completed Determination of Eligibility Form be provided to the Maryland Historical Trust, and that further consultation between the Applicant, and the Maryland Historical Trust is required.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE**ITEM** 13-LT

DEPARTMENT OF HUMAN RESOURCES Frederick County Department of Social
Services (FCDSS)
Child Support Enforcement Office
Frederick, MD

Landlord/Owner Nathan Family, LLC.
198 Thomas Johnson Drive, Suite 207
Frederick, MD 21702

Property Location 100 East All Saints St
Frederick, MD 21701

<u>Space Type</u>	Office	<u>Lease Type</u>	New	<u>Square Feet</u>	46,152
<u>Duration</u>	5 Year	<u>Effective</u>	5/1/2011		
<u>Annual Rent</u>	\$634,590.00	<u>Square Foot Rate</u>		\$13.75	
<u>Prev. Square Foot Rate</u>	\$11.00	<u>Eff. Square Foot Rate</u>		\$17.75	
		<u>Prev. Eff. Sq. Foot Rate</u>		\$13.50	

Utilities Responsibility Tenant
Custodial Responsibility Tenant
Previous Board Action(s) 11/17/93 – 5-L; 4/16/97 – 8-L; 12/15/99 – 20-L; 7/6/05 – 18-L

<u>Fund Source</u>	N00G0002	7b10 1351 G0010	10,938 sf	\$150,397.50
	N00G0003	7c10 1351 G3010	19,153 sf	\$263,353.75
	N00G0004	7d10 1351 G4100	7,159 sf	\$ 98,367.50
	N00G0005	7e10 1351 G5000	3,748 sf	\$ 52,030.00
	N00G0006	7f10 1351 G6010	<u>5,123 sf</u>	<u>\$ 70,441.25</u>
			46,152 sf	\$634,590.00

Retro-Active Leases Board of Public Works is requested to retroactively approve the leasing of this space for the three (3) month period that lapsed from 1/31/2011 to 4/30/2011 pursuant to the State Finance and Procurement Article 11-204(c)(1). Total funds for the retro-active period are \$126,918.00.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 13-LT (Cont.)

Special Conditions

1. The lease incorporates 140 parking spaces pursuant to a perpetual parking agreement between the Landlord and the City of Frederick. The current parking charge is \$89.00 per space per month subject to increases that may be imposed by the City of Frederick. 121 use-in-common parking spaces are currently allocated to the agency DHR.
2. The lease contains one (1) renewal option for five (5) years on terms and conditions to be negotiated.
3. The lease contains escalations/de-escalations for real estate taxes.

Remarks

1. This space has been used since 1995 as administrative and client contact office space for the Frederick County Department of Social Services Income Maintenance Unit and Child Support Enforcement Unit. These units are charged with administering the Family Investment Program and establishing, enforcing and monitoring court orders in Frederick County relative to child support issues.
2. The lease contains a termination for convenience clause.
3. The lease does not contain an extended term or hold-over provision.
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**DEPARTMENT OF PUBLIC SAFETY AND** Frederick, MD
CORRECTIONAL SERVICES

(Parole & Probation and Drinking Driver Monitor Program)

MARYLAND STATE DEPARTMENT OF EDUCATION

(Division of Rehabilitative Services)

Landlord/OwnerNathan Family, LLC
198 Thomas Johnson Dr, Suite 207
Frederick, MD 21702**Property Location**100 East All Saints St
Frederick, MD 21701**Space Type** Office**Lease Type** New**Square Feet** 7,161**Duration** 5 Year**Effective** 5/1/2011**Annual Rent** \$98,463.75**Square Foot Rate** \$13.75**Prev. Square Foot Rate** \$11.00**Eff. Square Foot Rate** \$17.75**Prev. Eff. Sq. Foot Rate** \$13.50**Utilities Responsibility**

Tenant

Custodial Responsibility

Tenant

Previous Board Action(s) 11/17/93 – 5-L; 4/16/97 – 8-L; 12/15/99 – 20-L; 7/6/05 – 18-L**Fund Source** DPSC/PP 35.03.02 PCA 32110 ABOJ 1310 - \$34,691.25 100% General
DPSC/DDMP 35.03.02 PCA 32213 ABOJ 1310 - \$32,216.25 100% General
MSDE/DORS**Retro-Active Leases**

Board of Public Works is requested to retroactively approve the leasing of this space for the three (3) month period that lapsed from 2/1/2011 to 4/30/2011 pursuant to the State Finance and Procurement Article 11-204(c)(1). Total funds for the retro-active period are \$19,692.75.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 14-LT (Cont.)

Special Conditions

1. The lease incorporates 140 parking spaces pursuant to a perpetual parking agreement between the Landlord and the City of Frederick. The current parking charge is \$89.00 per space per month subject to increases that may be imposed by the City of Frederick. 13 use-in-common parking spaces are allocated to DPSCS and 6 spaces to MSDE.
2. The lease contains one (1) renewal option for five (5) years on terms and conditions to be negotiated.
3. The lease contains escalations/de-escalations for real estate taxes.

Remarks

1. This space has been used since 1995 as administrative and client contact office space for the Department of Public Safety and Correctional Services, Parole and Probation and Drinking Driver Monitor Program, as well as the Maryland State Department of Education, Division of Rehabilitative Services.
2. The lease contains a termination for convenience clause.
3. The lease does not contain an extended term or hold over provision.
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** 15-LT**MARYLAND STATE DEPARTMENT OF EDUCATION**

Division of Rehabilitative Services
Waldorf, MD
Charles County

Landlord/Owner

Smallwood Family Limited Partnership
2670 Crain Highway, Suite 302
Waldorf, MD 20601

Property Location

2670 Crain Highway, Suite 208
Waldorf, MD 20601

Space Type Office**Lease Type** New**Square Feet** 1,855**Duration** 5 Years**Effective** 4/30/2011**Annual Rent** \$25,877.25**Square Foot Rate** \$13.95**Prev. Sq. Ft. Rate** \$14.00**Utilities Responsibility**

Landlord

Custodial Responsibility

Landlord

Previous Board Action(s)

1/4/95 – 11-L; 7/19/00 – 16-L; 10/19/05 – 11-L

Fund Source

100% Federal Code 5681 R00A01.21 PCA U4601

Special Conditions

free of charge.

The lease incorporates 5 use-in-common parking spaces,

Remarks

1. The mission of the Division of Rehabilitation Services is to provide leadership and support in promoting the employment, economic self-sufficiency and independence of individuals with disabilities. This space is used as a client contact office to provide services to individuals with disabilities. Services include interviewing, testing, counseling and coordination of activities to facilitate their return to gainful employment. The agency has leased this space since 1995.
2. The lease contains a termination for convenience clause.
3. Through negotiations DGS/ORE secured a rental cost savings of \$463.75 over the term of the lease through the reduction of the rental rate by \$.05/NUSF.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 15-LT

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

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE**ITEM** 16-LT

DEPARTMENT OF HUMAN RESOURCES Lexington Park, MD
(St. Mary's County Department of Social Services)

Landlord The Millison Residuary Trust
21909 Three Notch Rd
Lexington Park, MD 20653

Property Location 21775 Great Mills Road & 21783 N. Coral Drive
Lexington Park, MD 20653

<u>Space Type</u>	Office	<u>Lease Type</u>	New	<u>Square Feet</u>	
<u>Duration</u>	10 Years	<u>Effective</u>	5/1/2011	Great Mills Road	13,055
<u>Annual Rent</u>	\$277,780.00 (Avg.)	<u>Square Foot Rate</u>	\$16.15 (Avg.)	N. Coral Drive	4,145
		<u>Previous Square Foot Rate</u>	\$15.91	Total	17,200
		<u>Effective Square Foot Rate</u>	\$17.80		
		<u>Prev. Eff. Square Foot Rate</u>	\$15.91		

Utilities Responsibility Tenant
Custodial Responsibility Landlord
Previous Board Action(s) 8/30/2000 – 18-L

<u>Fund Source</u>	<u>General 53%</u>	<u>Federal 47%</u>	<u>Total 100%</u>
N00G0002 7B06 1351 G0010	\$ 55,987.69	\$ 49,649.46	\$105,637.15
N00G0003 7C06 1351 G3010	\$ 51,605.23	\$ 45,763.12	\$ 97,368.35
N00G0004 7D06 1351 G4100	\$ 13,207.31	\$ 11,712.14	\$ 24,919.45
N00G0005 7E06 1351 G5000	\$ 4,408.14	\$ 3,909.11	\$ 8,317.25
N00G0006 7F06 1351 G6010	\$ 22,015.03	\$ 19,522.77	\$ 41,537.80
Total	\$147,223.40	\$130,556.60	\$277,780.00

History Reference is made to Board of Public Works Item 18-L of August 30, 2000, wherein the BPW approved an intergovernmental sub-lease for 14,600 net usable square feet (nurf) of office space located at 21775 Great Mills Road & 21783 N. Coral Drive, Lexington Park, MD 20653 for the Department of the Human Resources (DHR). The Sub-Landlord was the St. Mary's County Community Development Corporation (SMCCDC); a St. Mary's County Government entity that had a symbiotic relationship with the St. Mary's County Department of Social Services (SMCDSS) providing employment services to the clients served at this location. The SMCCDC leases 17,200 nurf of office space from The Millison

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 16-LT (Cont.)

Residuary Trust; of which 14,600 nusf of the space is subleased to the State of Maryland to the use of DHR. SMCCDC has now decided not to continue its services at this location and will vacate the space terminating its lease with the Landlord effective 5/1/2011. DHR desires to lease the entire 17,200 nusf of office space vacated by SMCCDC to continue its current Social Service operation and to house the Child Advocacy Center which has to vacate its current location.

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 70 use-in-common parking spaces at no cost.
4. The net usable square foot (nusf) rental rate commences at \$14.32 for years 1 to 3 and increases to \$15.91 for years 4 to 6, increases to \$17.39 for years 7 & 8 and concludes with a rental rate of \$18.00 in years 9 & 10 resulting in an average annual rate of \$16.15 over the lease term.

Remarks

1. This space has been used since May 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. This space will also be used beginning May 1, 2011 as a Child Advocacy Center Office (CAC). This unit is comprised of medical personnel, local police and attorneys that conduct investigations for the prosecution of offenders that sexually abuse our youth.
2. The lease contains a termination for convenience clause.
3. Through negotiations the Department of General Services secured a rental cost avoidance of \$213,280.00 over the term of the lease by reducing the Landlord's existing renewal net usable square foot (nusf) rental rate by \$1.24 per nusf from \$17.39 to an average of \$16.15 per nusf.
4. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.02.05.05. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE**ITEM** 17-LT-OPT**JUDICIARY OF MARYLAND**

Administrative Office of the Courts
Easton, MD
Talbot County

Landlord

Butterfly Holdings, LLC
19 Bay Street, Suite 1
Easton, MD 21601

Property Location

19 Bay Street, Suite 2
Easton, MD 21601

<u>Space Type</u>	Office	<u>Lease Type</u>	Renewal	<u>Square Feet</u>	1,876
<u>Duration</u>	2 Years	<u>Effective</u>	5/1/2011		
<u>Annual Rent</u>	\$35,644.00	<u>Square Foot Rate</u>		\$19.00	
		<u>Previous Square Foot Rate</u>		\$20.00	
		<u>Eff. Square Foot Rate</u>		\$21.00	
		<u>Prev. Eff. Square Foot Rate</u>		\$22.00	

Utilities Responsibility

Tenant

Custodial Responsibility

Landlord

Previous Board Action(s)

4/15/2009 – 10-LT

Fund Source

C00 0002 01 1301 100% General Funds

Special Conditions

1. The lease contains escalations/de-escalations for real estate taxes and custodial service.
2. The lease contains one (1) option renewal for a term of two (2) years.
3. The lease incorporates four (4) use-in-common parking spaces free of charge.

Remarks

1. This space has been used since May 1, 2009 as the office for Associate Judge Christopher Kehoe of the Court of Special Appeals.
2. The lease contains a termination for convenience clause.
3. Through negotiations the Department of General Services secured a rental cost savings of \$3,752.00 over the term of the lease by reducing the Landlord's rental rate by \$1.00 per net usable square foot and extended the stated option term from one (1) year to two (2) years.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 17-LT-OPT (Cont.)

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

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE**ITEM** 18-LT-OPT**MARYLAND STATE DEPARTMENT OF EDUCATIONS**Office of Child Care
Leonardtown, MD
St. Mary's County**Landlord**Ruth M Abell and David F Abell
PO Box 1607
Leonardtown, MD 20650**Property Location**41670 Courthouse Dr.
Leonardtown, MD 20650

<u>Space Type</u>	Office	<u>Lease Type</u>	Renewal	<u>Square Feet</u>	2,604
<u>Duration</u>	5 years	<u>Effective</u>	5/1/2011		
<u>Annual Rent</u>	\$36,456.00	<u>Square Foot Rate</u>		\$14.00	
		<u>Previous Sq. Ft. Rate</u>		\$16.59	
		<u>Effective Sq. Ft. Rate</u>		\$16.20	

Utilities Responsibility

Tenant

Custodial Responsibility

Landlord

Previous Board Action(s)Item 16-L dated 10/19/2005; Item 11-L dated 5/24/2000;
Item 29-L dated 9/14/1994; Item 24-EX dated 9/27/1989**Fund Source**

100 % Federal R00A0110

Special Conditions

1. This lease contains escalations/de-escalations for real estate taxes and custodial services.
2. This lease incorporates use in common parking spaces.

Remarks

1. The space is used by the Office of Child Care since 1989 to license day care homes, investigate complaints on unregistered care and provide continuing education training for child care providers.
2. Based on a re-measurement, the leased space was found to be seven (7) nuf larger than previously documented in earlier leases.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 18-LT-OPT (Cont.)

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

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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 Trustees of the Aleph Bet Jewish Day School (Anne Arundel County)
Aleph Bet Jewish Day School
“For the planning, design, construction, and site development and improvements of the Aleph Bet Jewish Day School, located in Annapolis.”
\$45,000.00
Maryland Consolidated Capital Bond Loan of 2009 (LSI - Chapter 485, Acts of 2009)
DGS Item G089, SL-060-090-038

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2011. The Board of Trustees of the Aleph Bet Jewish Day School has submitted evidence in the form of canceled checks and invoices that it has \$97,884.91 in eligible expenditures to meet the matching fund requirement for this project. Board of Public Works approval is also requested to reimburse the Board of Trustees of the Aleph Bet Jewish Day School \$45,000.00 for eligible expenditures.

<u>BACKGROUND</u>	Total Project	\$1,750,000.00
	09-G089 (This Action)	\$ 45,000.00
	Local Cost	\$1,705,000.00

REMARKS

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

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 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 Directors of the Foundation for the Baltimore Leadership School for Young Women, Inc. (Baltimore City)

Baltimore Leadership School for Young Women

“For the acquisition, planning, design, construction, repair, renovation, and capital equipping of the Baltimore Leadership School for Young Women, located in Baltimore City.”

\$135,000.00

Maryland Consolidated Capital Bond Loan of 2010 (Chapter 483, Acts of 2010)

DGS Item G027, SL-031-100-038

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2012. The Board of Directors of the Foundation for the Baltimore Leadership School for Young Women, Inc. has \$1,500,000 in eligible expenditures for the purchase of a building located at 126 West Franklin Street in Baltimore City. The Department of General Services' Real Estate Office has reviewed and has accepted a value of \$1,500,000 for the property. The grantee has met their match and requests the Board of Public Works approval to reimburse the Board of Directors of the Foundation for the Baltimore Leadership School for Young Women, Inc. \$135,000.00 for eligible expenditures.

BACKGROUND

Total Project	\$4,050,000.00
10-G027 (This Action)	\$ 135,000.00
Local Cost	\$3,915,000.00

REMARKS

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

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 20-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 21-CGL

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

Board of Trustees of Sheppard Pratt Health System, Inc. (Baltimore County)

Forbush School

“For the acquisition, design, construction, renovation, and improvement to facilities on a former school site acquired for use by the Forbush School.”

\$2,500,000.00

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

DGS Item G003

\$2,500,000.00

Maryland Consolidated Capital Bond Loan of 2010 (Chapter 483, Acts of 2010)

DGS Item G003, SL-082-070-038

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2011 for the 2009 grant and June 1, 2012 for the 2010 grant. The Board of Trustees of Sheppard Pratt Health System, Inc. has submitted documentation that it has in excess \$5,000,000.00 in a financial institution to meet the matching fund requirement for this project.

BACKGROUND

Total Project	\$17,250,000.00
09-G003 (This Action)	\$ 2,500,000.00
10-G003 (This Action)	\$ 2,500,000.00
07-G119 (Prior Action)	\$ 150,000.00
Local Cost	\$12,100,000.00

(Prior Action: 03/24/10 Agenda, Item 18-CGL)

REMARKS

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

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 21-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 22-CGL

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

*County Executive and County Council of Anne Arundel County
(Anne Arundel County)*

Homeport Farm Park Building Rehabilitation Project

“For the planning, design, construction, repair, renovation, reconstruction and capital equipping of buildings at the Homeport Farm Park, located in Edgewater.”

\$100,000.00

*Maryland Consolidated Capital Bond Loan of 2009 (Chapter 485, Acts of 2009)
DGS Item G045 (SL-055-090-038)*

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2011. The County Executive and County Council of Anne Arundel County has submitted documentation that it has appropriated \$116,000.00 in its Fiscal Year 2011 Capital Improvements Budget to meet the matching fund requirement.

<u>BACKGROUND</u>	Total Project	\$ 200,000.00
	09-G045 (This Action)	\$ 100,000.00
	Local Cost	\$ 100,000.00

REMARKS

- (1) The grant agreement has been modified to include the following: Item 15.
Indemnification: “*To the extent permitted by law and without waiving any defenses, immunities, or the provisions of the Maryland Local Government Tort Claims Act, the Grantee shall...*”
- (2) This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- (3) 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 22-CGL (Cont.)

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

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 23-CGL

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

*Board of Directors of the Jewish Council for the Aging of Greater Washington
(Montgomery County)*

Jewish Council for the Aging - New Facility

“For the design, construction, renovation, and capital equipping of a building to house the offices and programs of the Jewish Council for the Aging.”

\$275,000.00

*Maryland Consolidated Capital Bond Loan of 2009 (Chapter 485, Acts of 2009)
DGS Item G005, SL-007-080-038*

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 Jewish Council for the Aging of Greater Washington has submitted documentation that it has \$281,577.44 in a financial institution to meet the matching fund requirement for this project.

BACKGROUND

Total Project	\$5,500,000.00
09-G005 (This Action)	\$ 275,000.00 (Match)
08-029 (Prior Action)	\$1,000,000.00 (Non-Match)
Local Cost	\$4,225,000.00
(Prior Action: 10/01/08 Agenda, Item 28-CGL)	

REMARKS

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

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 24-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 Linwood Center, Inc. (Howard County)

Linwood Center

“For the planning and design of a new school building at the Linwood Center, located in Ellicott City.”

\$500,000.00

Maryland Consolidated Capital Bond Loan of 2010 (Chapter 483, Acts of 2010)

DGS Item G097, (SL-031-090-038)

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2012. The Board of Directors of the Linwood Center, Inc. is utilizing the value of property to meet their matching fund requirement for this project. The Department of General Services, Real Estate Office, has reviewed the appraisal for 3421 Martha Bush Dr. in Ellicott City and has accepted a value of \$1,780,000.00. The grantee has also utilized \$150,000.00 of the value for their 2009 grant.

BACKGROUND

Total Project	\$6,810,616.00
10-G097 (This Action)	\$ 500,000.00
09-G062 (Prior Action)	\$ 150,000.00
Local Cost	\$6,160,616.00

(Prior Action: 07/07/10 Agenda, Item 16-CGL)

REMARKS

(1) The grant agreement has been modified to include a Memorandum of Agreement among Linwood Center, Inc., Maryland Historical Trust and the Maryland Department of General Services regarding the design and construction of a new building located at 3421 Martha Bush Drive in Ellicott City.

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

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 24-CGL

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

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 25-CGL

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

Board of Directors of Northgate Homes Corporation (Montgomery County)
Northgate Homes Lighting Upgrade
“For the design, construction, repair, renovation, reconstruction, and capital equipping, including environmental and safety upgrades to street lights, located in Olney.”
\$40,000.00
Maryland Consolidated Capital Bond Loan of 2009 (LSI - Chapter 485, Acts of 2009)
DGS Item G121, SL-059-090-038

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2011. The Board of Northgate Homes Corporation has submitted documentation that it has \$168,697.60 in a financial institution to meet the matching fund requirement for this project.

<u>BACKGROUND</u>	Total Project	\$80,000.00
	09-G121 (This Action)	\$40,000.00
	Local Cost	\$40,000.00

REMARKS

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

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 26-CGL

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

Board of Directors of Pathway's, Inc. (St. Mary's County)

Pathway's Facility Renovation

“For the construction, repair, renovation, and capital equipping of the Pathway's Facility, located in Hollywood.”

\$175,000.00

*Maryland Consolidated Capital Bond Loan of 2009 (LHI - Chapter 485, Acts of 2009)
DGS Item G076*

\$125,000.00

*Emergency Bill Loan of 2010 (LHI - Chapter 372, Acts of 2010) - (formerly known as Maryland Consolidated Capital Bond Loan of 2006 - St. Mary's College Amphitheater - LHODI - Chapter 046, Acts of 2006)
DGS Item G160, SL-054-090-038*

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2011 for the 2009 grant and June 1, 2012 for the 2006 grant. The Board of Directors of Pathway's, Inc. has submitted documentation that it has \$473,252.66 in financial institutions to meet the matching fund requirement for this project.

BACKGROUND

Total Project	\$600,000.00
09-G076 (This Action)	\$175,000.00
10-G160 (This Action)	\$125,000.00
Local Cost	\$300,000.00

REMARKS

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

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 26-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 27-CGL

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

*Board of Directors of the Young Men’s Christian Association of Talbot County, Inc.
(Talbot County)*

YMCA Fire Safety System Upgrade

“For the construction and renovation of the fire safety system, located in Easton.”

\$25,000.00

*Maryland Consolidated Capital Bond Loan of 2009 (Chapter 485, Acts of 2009) DGS
Item G143*

\$100,000.00

*Maryland Consolidated Capital Bond Loan of 2009 (Chapter 485, Acts of 2009) DGS
Item G077 (SL-056-090-038)*

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2011. The Board of Directors of the Young Men’s Christian Association of Talbot County, Inc. has submitted evidence in the form of invoices and canceled checks that it has \$306,482.24 in eligible expenditures to meet the matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse the Board of Directors of the Young Men’s Christian Association of Talbot County, Inc. \$125,000.00 for eligible expenditures.

BACKGROUND

Total Project	\$ 360,395.00
09-G143 (This Action)	\$ 25,000.00
09-G077 (This Action)	\$ 100,000.00
Local Cost	\$ 235,395.00

REMARKS

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

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 27-CGL (Cont.)

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

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 28-CGL

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

NAME OF GRANTEE/BORROWER

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

PROJECT NO. AND TITLE

Project No. MHA-CB-20804-12;
Acquisition of 12983 C Middlebrook Dr.
Germantown, MD 20874 (Montgomery Co.)

DESCRIPTION

Approval is requested for a State grant of \$85,767.00 to assist Housing Unlimited, Inc. (HUI), a nonprofit organization, in the cost of acquiring a two-bedroom condominium unit with 840 square feet of space at 12983 C Middlebrook Drive, Germantown, Maryland 20874. The contract price is \$113,406.00, and the home will provide housing for two mentally ill adults. This unit 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

\$113,500.00 Melville E. Peters

\$114,000.00 Laura G. Lamb

Based on these appraisals, the Department of General Services approved the fair market value of the real estate at \$113,500.00. HUI has a contract of sale to purchase this property for \$113,406.00.

Eligible project costs are \$114,356.00. This includes \$113,406.00 for acquisition and \$950.00 for appraisals. These costs will be funded as follows:

AMOUNT

\$114,356.00* (See Remarks below)

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 28-CGL (Cont.)

FUND SOURCES

\$28,589.00 (25%) – Applicant’s Share
Montgomery County
\$85,767.00 (75%) – State’s Share
MCCBL 2009, Community Health Facilities
Funds

REMARKS

* The State is participating in the acquisition cost of \$113,406.00, 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

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 29-CGL

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

NAME OF GRANTEE/BORROWER

Key Point Health Services, Inc.
135 North Parke Street
Aberdeen, MD 21001

PROJECT NO. AND TITLE

Project No. MHA-CB-14506-02;
Acquisition of 18 Liberty St.
Aberdeen, MD 21001 (Harford County)

DESCRIPTION

Board of Public Works approval is requested for a State grant of \$60,525.00 to assist Key Point Health Services, Inc., a nonprofit organization, in the cost of acquiring a single-story home at 18 Liberty Street, Aberdeen, MD 21001. The contract price is \$80,000.00. The home will provide housing for two psychiatrically disabled individuals. Two appraisals were obtained for the property; both have been reviewed by the Department of General Services. The appraisals are as follows:

APPRAISALS

\$95,000.00-Richard Shillenn
\$93,000.00-Carl M. Johnson

Based on these appraisals, the Department of General Services approved the fair market value of the real estate at \$95,000.00.

Eligible project costs are \$80,700.00. This includes \$80,000.00 for acquisition and \$700.00 for appraisals.

AMOUNT

\$80,700.00 See Agency Remarks below

FUND SOURCE

\$20,175.00 (25%) Applicant's Share Cash Reserves
\$60,525.00 (75%) State's Share MCCBL 2009, Community Health Facilities Funds

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 28-CGL (Cont.)

REMARKS

The State is participating in the acquisition cost of \$80,000.00, as well as the cost of the appraisals (\$700.00). 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.

For over 28 years, Key Point Health Services, Inc. has provided comprehensive psychosocial, housing, and supported-employment services to low-income individuals with serious and persistent mental illness. The purchase of this home will allow Key Point to provide housing for two psychiatrically disabled individuals

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

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 30-CGL (Cont.)

<u>FUND SOURCE</u>	\$31,475.00 (25%) Applicant's Share Maryland Affordable Housing Trust
	\$94,425.00 (75%) State's Share MCCBL 2009, Community Health Facilities Funds

REMARKS

Community Coalition for Affordable
Housing, Inc. provides housing to individuals with psychiatric disabilities. Affordable housing is needed to help the chronically mentally ill remain in the community. The individuals who will reside in this house will also receive support services to ensure that they remain in the community and not in State institutions. Rents for this house will not exceed 35 percent of each individual's income. Most individuals who will reside in this house receive Supplemental Security Income (SSI).

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

WITH DISCUSSION

WITHOUT DISCUSSION