DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

May 18, 2011

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MAINTENANCE CONTRACT

<u>**ITEM**</u> 1-M

DEPARTMENT OF GENERAL SERVICES William Donald Schaefer Tower and Public

Defender Building Baltimore, MD

<u>CONTRACT NO. AND TITLE</u> Janitorial Services;

ADPICS NO. 001B2400001

<u>CONTRACT DISCRIPTION</u> Approval requested for a contract to provide janitorial services for the William Donald Schaefer Tower located at 6 St.Paul Street and The Public Defender Building at 201 St. Paul St. in Baltimore, MD.

PROCUREMENT METHOD Preferred Provider

(Community Service Provider)

BIDS OR PROPOSALS
Alliance, Inc., Baltimore, MD
\$3,129,576.02

AWARD Alliance, Inc.

Baltimore, MD

(MDOT certified MBE # 01-430)

TERM 8/1/2011-7/31/2016

AMOUNT \$3,129,576.02 (5 Years)

MBE PARTICIPATION 100%

REMARKS

Alliance, Inc. is a Community Service
Provider 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
3/22/2011. Housekeeping supplies in support of this Contract are to be purchased from
Blind Industries and Services of Maryland (BISM) to the extent they are possible.

Alliance, Inc. is the incumbent for this service and has been performing in compliance with the existing contract standards.

MAINTENANCE CONTRACT

ITEM 1-M (Cont.)

FUND SOURCE DGS Operating Funds

H00 33391 0813 - \$277,289.32 H00 33439 0813 - \$2,852,286.70

RESIDENT BUSINESS Yes

TAX COMPLIANCE NO. 11-0809-0110

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

APPROVED DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

MAINTENANCE CONTRACT

<u>ITEM</u> 2-M

DEPARTMENT OF GENERAL SERVICES Louis L. Goldstein District Court/Multi-

Service Center

Prince Frederick, MD

CONTRACT NO. AND TITLE Project No. 001IT818372;

Unarmed Uniformed Guard Services

ADPICS NO. 001B2400003

CONTRACT DISCRIPTION Approval requested for a contract to provide

unarmed uniformed guard services for the Louis L. Goldstein District Court/Multi-Service

Center.

PROCUREMENT METHOD Competitive Sealed Bidding

(Small Business Reserve)

BIDS OR PROPOSALS AMOUNT

Alexander Security Consultants, LLC. \$393,420.00

Brandywine, MD

Dunbar Guard, Baltimore, MD \$436,980.00

College Park, MD

AWARD Alexander Security Consultants, LLC.

Brandywine, MD

(MDOT certified MBE# 06-052

SBR# 11-717)

TERM 7/1/2011-6/30/2014

AMOUNT \$393,420.00 (3 Years)

MBE PARTICIPATION 100%

PERFORMANCE BOND None

HIRING AGREEMENT ELIGIBLE Yes (1)

MAINTENANCE CONTRACT

ITEM 2-M (Cont.)

REMARKS

A notice of availability of an Invitation for Bids (IFB) was posted on DGS's Web Site, Bid Board and eMaryland Marketplace.com. This solicitation was advertised as a Small Business Reserve procurement. Approximately two hundred twenty-four (224) vendors received notification of this solicitation, directly from eMaryland Marektplace.com. In addition, one hundred seventy (170) firms in the Small Business Reserve Directory and ninety-six (96) firms in the Minority Business Enterprises Directory were directly notified via email of the current procurement opportunity. DGS received a total of two bids of which one (1) firm was SBR certified and the other firm was MBE and SBR certified.

Of the one hundred percent (100%) MBE participation obtained, five percent (5%) will be subcontracted to a certified Minority Business.

This contract shall require the recommended awardee to furnish all labor, supplies and equipment necessary to provide the uniformed guard service to the above facility in strict conformance with the methods and conditions specified in the solicitation.

The contractor shall provide twenty-four (24) hour security guard service seven (7) days a week, three hundred sixty-five (365) days a year. The contractor is responsible for property inside the facility as well as the grounds surrounding the facility.

The recommended awardee, Alexander Security has confirmed their bid.

FUND SOURCE H00 12 14 33621 0823 (DGS Operating

Funds)

RESIDENT BUSINESS Yes

TAX COMPLIANCE NO. 11-0665-1111

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

MAINTENANCE CONTRACT

ITEM 3-M

DEPARTMENT OF HEALTH AND Springfield Hospital Center

MENTAL HYGIENE Sykesville, MD

CONTRACT NO. AND TITLE Project No. S-492-100-001;

Roof Replacement on McKeldin Building

ADPICS NO. 001B1400629

DESCRIPTION Approval for a contract to provide all labor,

materials, and equipment necessary to replace the existing 41,000 square-foot. slate roof.

PROCUREMENT METHOD Competitive Sealed Bidding

BIDS OR PROPOSALS	AMOUNT
Ruff Roofers, Baltimore, MD	\$221,928.00
Dimensions Const., Hyattsville, MD	\$231,972.00
S&K Roofing, Eldersburg, MD	\$240,407.00
FPECINC, Baltimore, MD	\$260,500.00
Alliance Roofing, Baltimore, Md.	\$288,065.00
Nastos Construction, Inc., Washington, DC	\$299,625.00
SGK Contracting, Inc. Baltimore, MD	\$322,000.00
Sustainable Services, Baltimore, MD	\$392,000.00

AWARD Ruff Roofers Inc., Baltimore, MD

TERM 120 Days from Notice to Proceed

AMOUNT \$221,928.00

MBE PARTICIPATION 25%

PERFORMANCE BOND 100%

HIRING AGREEMENT ELIGIBLE No

MAINTENANCE CONTRACT

ITEM 3-M (Cont.)

REMARKS The existing sixty (60) year old roof is rapidly failing. The present leaking condition is causing damage to the sub-structure and interior, which if addressed at this time can be minimized and easily repaired. This solicitation was advertised and bid on *eMarylandplace.com* on 3/31/2011 and notice of availability was also posted on the DGS Bid Board. The estimate for this project was \$350,000.

The new roof system will consist of the installation of a new asphalt shingle roof system, new aluminum flashings, aluminum gutters and downspouts. This roof system will have 50 year full system warranty that will include all metal work. All workmanship will be guaranteed by the manufacturer for twenty-five years.

FUND SOURCE MCCBL 2009/Item 007 (Provide funds for

Capital Facilities Renewal)

RESIDENT BUSINESS Yes

TAX COMPLIANCE NO. 11-0838-0111

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

GENERAL MISCELLANEOUS

ITEM 4-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 \$713,224.79 (11 items)

A. Department of General Services Maryland School for the Deaf

Frederick, MD

Approval is requested for a contract to provide all labor, materials, and equipment necessary to replace the existing roof at the Maryland School for the Deaf-Frederick Campus. The new roof system will consist of energy efficient flat and tapered insulation (1/4" per foot for positive drainage), a four ply roof system with a gravel surface complete with a twenty (20) year full system warranty that will include all metal work.

REMARKS The existing twenty-three year-old roof is rapidly failing. The present leaking condition is causing damage to the sub-structure and interior, which if addressed at this time can be minimized and easily repaired. The estimate for this project was \$162,093.00

CONTRACT NO. AND TITLE Project No. A-661-090-001;

Replace Roof on Ely Building

PROCUREMENT METHOD Indefinite Quantity Contract (IQC)

<u>AWARD</u> Cole Roofing

Baltimore, MD

TERM 120 Days from Notice to Proceed

<u>AMOUNT</u> \$183,618.00

MBE PARTICIPATION 25%

FUND SOURCE MCCBL 2009/Item 007 (Provide funds for

Capital Facilities Renewal Program)

GENERAL MISCELLANEOUS

ITEM 4-GM (Cont.)

B. Department of General Services W. Paul Martin District Court Multi-Service

Center (MDCMSC) Salisbury, MD

<u>DESCRIPTION</u> This project is to provide repair to the water infiltration to the MSC/DC in Salisbury, MD. The project involves masonry flashing remediation as outlined in the project manual and drawings.

REMARKS The A/E estimate for this project was

\$208,430.00 and the project duration is 120 calendar days. This solicitation was advertised and bid on *eMaryland Marketplace.com*.

CONTRACT NO. AND TITLE Project No. BC-201-100-001 (Re-Bid);

Repair Water Infiltration, Martin DC/MSC

PROCUREMENT METHOD Competitive Sealed Bidding

AWARD East Coast Building Services, Inc.

Laurel, MD

AMOUNT \$172,358.00

FUND SOURCE MCCBL 2009/Item 007 (Capital Facilities

Renewal Program)

C. Department of Health and Mental Hygiene Springfield Hospital Center

Sykesville, MD

DESCRIPTION Contractor will provide all labor, materials, and

equipment necessary to replace the existing roofs (27,000 sq. ft.).

REMARKS The existing roofs were designed to last ten

(10) years; however, they've been in place for eighteen (18) years. The new roof system will consist of energy efficient flat and tapered insulation, a heavy thermoplastic polyolefin (TPO) single-ply roofing membrane, complete with a twenty (20) year full system warranty that will include all metal work. All parapet walls will be capped with a .032" aluminum capping to match existing facade.

GENERAL MISCELLANEOUS

ITEM 4-GM (Cont.)

The existing roofs are rapidly failing. The present leaking condition is causing water damage to the sub-structure and interior, which if addressed at this time can be minimized and easily repaired. This solicitation was advertised and bid on *eMarylandplace.com* and the DGS Bid Board. The estimate for this project was \$200,000.00

CONTRACT NO. AND TITLE Project No. S-650-100-001;

Roof Replacement on Solomon Building

PROCUREMENT METHOD Competitive Sealed Bidding

<u>AWARD</u> Alliance Roofing

Baltimore, MD

TERM 120 Days from Notice to Proceed

AMOUNT \$105,040.00

MBE PARTICIPATION 25.71%

FUND SOURCE MCCBL 2009/Item 007 (Provide funds for

Capital Facilities Renewal Projects)

D. Maryland School for the Deaf Frederick Campus

Frederick, MD

DESCRIPTION Board of Public Works approval is requested

for the purchase and delivery of kitchen equipment (food cutter, ice cream freezer, vertical toaster, food slicer and uninsulated holding cabinet). The equipment will be used in the newly constructed cafeteria on the Frederick Campus of the Maryland School for the Deaf.

REMARKS The solicitation was advertised on the DGS

Bid Board and electronically on *eMarylandMarketplace.com*. One hundred eleven vendors were solicited directly to include thirty-four certified SBR's and eight certified MBE's. Seventeen bids were received. Award was made on a line item basis to the lowest bidders. The award was made as follows Calico Industries, Inc. (1 item), Next Day Gourmet (2 items), Douglas Equipment (1 item) and Federal Supply USA (1 item).

GENERAL MISCELLANEOUS

ITEM 4-GM (Cont.)

There was no opportunity for MBE subcontracting for this commodity purchase as it was a single scope of work. The agency estimate for this procurement was \$13,478.00.

CONTRACT NO. & TITLE	Project No. A-600-080-001

PROCUREMENT METHOD Competitive Sealed Bid

AWARDS	AMOUNT	ADPICS NO
Calico Industries, Inc., Annapolis Junction., MD	\$1,534.00	001P1100155
Next Day Gourmet LLC, Wilmington, DE	\$2,458.40	001P1100152
Douglas Food Stores d/b/a	\$2,560.00	001P1100154
Douglas Equipment, Bluefield, WV		
CVK Enterprises Inc. d/b/A	\$4,923.56	001P1100153
Federal Supply, USA, Waukegan, IL		

AMOUNT \$11,475.96

FUND SOURCE	MCCBL 2009, Item 028 (Provide Funds to
	supplement previous design appropriations
	and to construct a new cafeteria on the

Frederick Campus-Frederick County)

E. Department of Public Safety and Hagerstown Prison Complex

Correctional Services Hagerstown, MD (Washington County)

<u>**DESCRIPTION**</u> Contract to install three new tank monitoring systems, and correct MDE deficiencies on twenty-three underground storage tanks located at the DPSCS-Hagerstown Complex.

<u>REMARKS</u> This SBR solicitation was advertised and bid on *eMaryland Marketplace.com*. The government estimate for this project is \$113,692.00. The contract duration is 120 calendar days.

CONTRACT NO. AND TITLE Project No. SW-000-110-701;

Install three monitoring systems and correct deficiencies on twenty-three underground storage tanks.

GENERAL MISCELLANEOUS

ITEM 4-GM (Cont.)

PROCUREMENT METHOD Competitive Sealed Bidding (SBR)

AWARD **Total Environmental Concepts**

Gaithersburg, MD

AMOUNT \$157,652.00

5% MBE PARTICIPATION

\$134.652.00 MCCBL 2009/Item 007 **FUND SOURCE**

(Provide funds for the State Capital

Facilities renewal program)

01-Q04-11 H1240 01 8090 \$11,499.95 01-Q04-11 H2240 01 8090 \$10,454.60 \$ 1,045.45 01-Q04-11 H3240 01 8090 \$23,000.00 Total DPSCS Using agency

fund

Owings Mills, MD F. Maryland Public Television

DESCRIPTION

In accordance with provisions of State Finance and Procurement Article, Section 12-202 Annotated Code of Maryland, Board of Public Works approval is requested to encumber funds for MPT, for the following capital expenditure

related to the procurement of Digital Conversion Test Equipment for Maryland Public Television. This will enable DGS to pay MPT invoices received from CEI Sales, LLC.

REMARKS

This equipment is a Fiber Optic transmitter

and receiver to get baseband signals into and out of the Interconnection System microwave radios and satellite. This equipment will enable MPT engineers to operate the digital transmission systems at peak performance and assist in troubleshooting when system problems arise. The equipment will be operated by MPT technicians. Four Bids were received by MPT for this project.

CONTRACT NO. AND TITLE Statewide Digital Conversion Evertz

Equipment

PROCUREMENT METHOD Small Procurement

GENERAL MISCELLANEOUS

ITEM 4-GM (Cont.)

AWARD CEI Sales, LLC,

Newington, VA

AMOUNT \$15,755.15

FUND SOURCE MCCBL 2004/Item 031 (Provide funds to

> purchase and install a statewidedigital interconnection network system.)

Owings Mills, MD G. Maryland Public Television

DESCRIPTION In accordance with provisions of State

Finance and Procurement Article, Section 12-202 Annotated Code of Maryland, Board of Public Works approval is requested to encumber funds for MPT, for the following capital expenditure related to the procurement of Digital Conversion Test Equipment for Maryland Public Television. This will enable DGS to pay MPT invoices received from Ray Goudreau Sales.

REMARKS This equipment is a decoder to get signals

out of the Interconnection Systemdata stream to the K-Tech receivers. This equipment will enable MPT engineers to operate the digital transmission systems at peak performance and assist in troubleshooting when system problems arise. The equipment will be operated by MPT technicians. Two Bids were received by MPT for this project.

CONTRACT NO. AND TITLE Statewide Digital Conversion-Harris

Equipment

PROCUREMENT METHOD **Small Procurement**

AWARD Ray Goudreau Sales

Holyoke, MA

AMOUNT \$28,205.00

FUND SOURCE MCCBL 2004/Item 031 (Provide funds to

purchase and install a statewide digital

interconnection network system.)

GENERAL MISCELLANEOUS

ITEM 4-GM (Cont.)

H. Maryland Public Television Owings Mills, MD

DESCRIPTION

In accordance with provisions of State Finance and Procurement Article, Section 12-202 Annotated Code of Maryland, Board of Public Works approval is requested to encumber funds for MPT, for the following capital expenditure related to the procurement of Digital Conversion Test Equipment for Maryland Public Television. This will enable DGS to pay MPT invoices received from SCMS, Inc.

REMARKS This equipment formats, processes and controls dynamic range of signals to feed the microwaves throughout the Statewide Digital System. This equipment will enable MPT engineers to operate the digital transmission systems at peak performance and assist in troubleshooting when system problems arise. The equipment will be operated by MPT technicians. Three Bids were received by MPT for this project.

CONTRACT NO. AND TITLE Statewide Digital Conversion-Orban

Equipment

PROCUREMENT METHOD **Small Procurement**

AWARD SCMS, Inc. / Bradley Broadcast Division,

New Market, MD

\$12,530.65 <u>AMOUNT</u>

MCCBL 2004/Item 031 (Provide funds to **FUND SOURCE**

> purchase and install a statewide digital interconnection network system.)

Owings Mills, MD I. Maryland Public Television

DESCRIPTION In accordance with provisions of State

Finance and Procurement Article, Section 12-202 Annotated Code of Maryland, Board of Public Works approval is requested to encumber funds for MPT, for the following capital expenditure related to the procurement of Digital Conversion Test Equipment for Maryland Public Television. This will enable DGS to pay MPT invoices received from Pulse, Inc.

GENERAL MISCELLANEOUS

ITEM 4-GM (Cont.)

REMARKSThis equipment takes DS-3 signals from microwave radios and converts to/from fiber. This equipment will enable MPT engineers to operate the digital transmission systems at peak performance and assist in troubleshooting when system problems arise. The equipment will be operated by MPT technicians. One Bid was received by MPT for this project.

CONTRACT NO. AND TITLE Statewide Digital Conversion-RA Direct

Equipment

PROCUREMENT METHOD Small Procurement

AWARD Pulse Supply, Inc.

Sparks, MD

AMOUNT \$3,360.00

FUND SOURCE MCCBL 2004 Item 031 (Provide funds to

purchase and install a statewide digital interconnection network system.)

J. Maryland Public Television Owings Mills, MD

<u>DESCRIPTION</u> In accordance with provisions of State Finance and Procurement Article, Section 12-202 Annotated Code of Maryland, Board of Public Works approval is requested to encumber funds for MPT, for the following capital expenditure related to the procurement of Digital Conversion Test Equipment for Maryland Public Television. This will enable DGS to pay MPT invoices received from Satellite Engineering, Inc.

REMARKS

This equipment is necessary to monitor all signal return paths to ensure data throughout the Statewide Digital System is good and accurate, within the digital system. This equipment will enable MPT engineers to operate the digital transmission systems at peak performance and assist in troubleshooting when system problems arise. The equipment will be operated by MPT technicians. Four Bids were received by MPT for this project.

<u>CONTRACT NO. AND TITLE</u> Statewide Digital Conversion – K Tech

Equipment

GENERAL MISCELLANEOUS

ITEM 4-GM (Cont.)

PROCUREMENT METHOD Small Procurement

AWARD Satellite Engineering Group

Olathe, KS

AMOUNT \$11,524.00

FUND SOURCE MCCBL 2004/Item 031 (Provide funds to

purchase and install a statewide digital interconnection network system.)

K. Department of natural Resources Point Lookout State Park

(St. Mary's County)

DESCRIPTION This action will encumber funds to allow

payments to be made to the Department of Natural Resources' cabling vendor, FiberPlus, Inc., for the installation of fiber optic cable to support the renovated administration building's information technology system.

REMARKS FiberPlus, Inc. is an authorized contractor

under the DoIT's Cabling and Wiring Services Master Contract (DOIT BPO No.060B9800012).

CONTRACT NO. & TITLE Project No. P-065-080-010;

Administration Building Renovations

PROCUREMENT METHOD Small Procurement

AMOUNT \$11,706.03

FUND SOURCE MCCBL 2009/Item 015 (Point Lookout

Administration Office Renovations)

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

<u>DEPARTMENT OF GENERAL SERVICES</u> <u>ACTION AGENDA</u>

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. 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 \$24,395.55 (2 items).

The two fund sources for any particular item will be designated as either: MCCBL 2009/Item 018 (Provide funds to construct capital improvements such as planned maintenance and repair projects at public facilities on State-Owned property) or MCCBL 2010/Item 016 (Provide funds to construct capital improvements such as planned Maintenance and repair projects at public use facilities on State-Owned property)

Department of Natural Resources

A. Hallowing Point Prince Frederick, MD (Calvert County)

<u>DESCRIPTION</u>
County. Excavate & install new distribution box if current box is unusable. Excavate & install new pipe work from septic tank to distribution box.

<u>REMARKS</u> Included in this project is excavation & installation of a new 1350 gallon capacity combined septic tank and Onsite Sewage Disposal System reduction unit.

CONTRACT NO. & TITLE

Project No. P-000-111-510;
Onsite Sewage Disposal System
Upgrade Comfort Station and

Licensing Building

PROCUREMENT METHOD Small Procurement

AWARD ABM Construction Co., Inc.

Lusby, MD

GENERAL MISCELLANEOUS

ITEM 5-GM (Cont.)

AMOUNT \$12,118.00

FUND SOURCE MCCBL 2010/Item 016

B. Wye Island Natural Resources Management Area

Queenstown, MD

(Queen Anne's County)

<u>DESCRIPTION</u> Contract to remove existing septic tank and

install a new septic tank complete with OSDS nutrient reduction system.

REMARKS Included in this project is to obtain septic

permit from county, excavate and install new pipe work from septic tank to distribution box.

CONTRACT NO. & TITLE Project No. P-000-111-610

On-site Sewage Disposal System Upgrade

PROCUREMENT METHOD Small Procurement

AWARD Outback Porta Jon

Huntingtown, MD

AMOUNT \$12,277.55

FUND SOURCE MCCBL 2010/Item 016

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

REAL PROPERTY

ITEM 6-RP

DEPARTMENT OF NATURAL RESOURCES Robert Booth Property

200.92 acres

Somerset County, MD File #4214 / POS #4137

REFERENCE

Approval is requested for the assignment of an Agreement of Sale from the Lower Shore Land Trust (LSLT) for the acquisition of the 200.92 acre +/- Robert Booth property in Somerset County. This project will protect 192 acres of estuarine emergent salt marsh and eight acres of forested upland contiguous to Cedar Island Wildlife Management Area on Pocomoke Sound.

Once protected, this parcel will be added to the 3000-acre Cedar Island Wildlife Management Area, completing the purchase and protection of the entire island. Because of its pristine status, Cedar Island is designated as a Maryland State Wildland. In addition, the entire project area is located in a large green infrastructure hub encompassing much of the northern shore of Pocomoke Sound. The salt marshes of Pocomoke Sound provide excellent habitat for eagles, ospreys, ducks, wading birds, and shorebirds and are famous as a premiere spot for waterfowl and rail hunting. Located in the Atlantic Coast Joint Venture's Tangier Sound and Bay Islands sub-focus area, Pocomoke Sound and Cedar Island in particular supports some of the best remaining beds of submerged aquatic vegetation in Maryland and is considered to be very important for breeding black duck. The property has received an ecological ranking of 74 under the Program Open Space Targeting System.

The State of Maryland and the Lower Shore Land Trust working in partnership with the US Fish and Wildlife Service (USFWS) Chesapeake Bay Field Office has secured a federal National Coastal Wetlands Conservation Grant (NCWCG) in the amount of \$81,463.00 to protect the Booth property. UFWS will provide matching funds in the amount of \$81,463.00 at settlement in accordance with the NCWCG Grant.

The Agreement of Sale has been approved by the Office of the Attorney General. Title and transfer agreements are subject to legal review.

Robert Booth **GRANTOR**

State of Maryland, to the use of the **GRANTEE** Department of Natural Resources

REAL PROPERTY

ITEM 6-RP (Cont.)

PROPERTY 200.92 +/- acres unimproved

PRICE \$166,250.00* (Discounted Sale)

*The sales price represents a negotiated discount from the recommended value (\$175,000.00) to the State of Maryland of \$8,750.00 or 5%.

APPRAISED VALUES

\$175,000.00 – 7/7/2010 – David E. Cadell – Fee Appraiser Reviewed by Darryl Andrews \$230,000.00 – 7/7/2010 – William R. McCain – Fee Appraiser Reviewed by Darryl Andrews

FUND SOURCE \$89,026.35 POS Opportunity Loan 2009,

89.22.45, Item 500,

\$ 748.15 POS FY 2010 81.20.03,

Item 445

\$81,463.00 POS 30.01.05 item 010 FY11

SPECIAL CONDITIONS

1. Reimbursement is requested be made to the Lower Shore Land Trust for an Administrative Fee in the amount of \$4,987.50 or (3%).

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 74 under the Program Open Space Target ecological scoring system.
- 3. There will be no relocation or moving costs associated with this acquisition.

Note: This item previously appeared on the DGS/BPW Agenda on 4/20/2011 as Item 7-RP and was withdrawn.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

REAL PROPERTY

ITEM 7-RP

DEPARTMENT OF NATURAL RESOURCES Bush Declaration NRMA

Drainage & Utility Easement 0.7536 acre or 32,943 sq.ft. E/s Bush Road, S of MD Rt. 7 Abington, MD (Harford County)

File #00-8409

REFERENCE

Approval is requested to grant an easement to Harford County, consisting of 32,943 square feet or 0.7536 acre. Harford County intends to place a new sewer line parallel to the existing sewer known as Lower Bynum Run Interceptor Parallel Sewer. The sewer line is needed to adequately handle increasing demand in their service area. The Easement Agreement has been approved by the Office of the Attorney General. Title and transfer agreements are subject to legal review.

The State of Maryland, to the use of the **OWNERSHIP**

Department of Natural Resources (DNR)

GRANTEE Harford County, MD

PROPERTY 32,943 sq ft in easement

\$2,100.00 **PRICE**

APPRAISED VALUES

\$1,500.00 - 3/31/10 - Bernard A. Page, Jr. - Fee Appraiser \$2,100.00 - 4/01/10 - Walter A. Reiter, Jr. - Fee Appraiser

REMARKS

- 1. The Department of Natural Resources agrees with this transaction.
- 2. The Clearinghouse conducted an intergovernmental review of the project under MD20110411-0203 and has recommended to grant a drainage and utility easement of 32,943 sq ft of land at the Bush Declaration Natural Resource Management Area to Harford County.

REAL PROPERTY			
<u>ITEM</u>	7-RP (Cont.)		
3. The final	Easement Plat lists the drainage and	utility easement totalir	ng 32,943 sq ft.
Board of Public Works Action - The above referenced Item was:			
APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN

WITHOUT DISCUSSION

WITH DISCUSSION

REAL PROPERTY

ITEM 8-RP

DEPARTMENT OF AGRICULTUREMaryland Agricultural Land Preservation

Foundation (MALPF)

File # 03-97-11 Baltimore County, MD

REFERENCE Reference is made to Item 11-RP of this

Department's Agenda of 7/17/1998, for the meeting of the BPW wherein approval was given to the Maryland Agricultural Land Preservation Foundation (hereinafter, "MALPF") to acquire an agricultural preservation easement on 82.6 acres with two existing dwellings, for \$265,980.00, which figure represented \$3,300.00 per acre, based upon 82.6 acres minus 2 acres for 2 existing dwellings (80.6 acres). In addition, the 82.6 acres represented that land remaining after 1 acre had been withheld for a future dwelling, under the District Agreement encumbering the property. A survey description showed the entire property consisted of 83.877 acres, but the description failed to withhold the 1 acre as indicated on the District Agreement, in order to leave a balance of 82.877 acres (within 2% of the Option Contract amount of 82.6 acres) to be placed under Easement. The transaction proceeded to settlement without correcting the legal description, and payment of \$265,980.00 was made to the landowner on 12/18/1998.

Reference is also made to Item 12-RP of the DGS agenda of 6/1/2005 wherein approval was given to MALPF to amend the Deed of Easement to correct the legal description to reflect that the 1 acre parcel was never intended to be encumbered by the Deed of Easement.

The landowner delayed executing the required documentation to effect the amendment until this year. Since approval of this transaction was six years ago, BPW approval is again requested to confirm approval for MALPF to amend the Deed of Easement to correct the legal description to reflect that the 1 acre parcel was never intended to be encumbered by the Deed of Easement.

GRANTOR Cold Bottom Farms, Inc.

GRANTEE The State of Maryland, to the use of

MALPFof the Department of Agriculture

PROPERTY 83.877 acres, save and except 1 acre

CONSIDERATION No additional consideration to be paid

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

ITEM 8-RP (Cont.)

REMARKS

- 1. The Maryland Agricultural Land Preservation Foundation recommends approval of this item.
- 2. Costs associated with this amendment will be paid by MALPF.

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

APPROVED I

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

TENANT LEASE

ITEM 9-LT-OPT

MARYLAND INSURANCE ADMINISTRATION

Baltimore City

Landlord St. Paul Plaza Office Tower Limited Partnership

200 St. Paul Place Baltimore, MD 21202

Property Location 200 St. Paul Place

Baltimore, MD 21202

Space Type Garage Parking Lease Type Renewal No. Of Spaces 84

Duration 3 Years **Effective** 6/1/2011

Annual Rent \$156,240.00 Rate/Space/Month \$155.00 Average

Utilities ResponsibilityLandlordCustodial ResponsibilityLandlord

Previous Board Actions 5/6/2009 - 16-LT

Fund Source 100 % Special D80Z101 PCA 10003 OBJ 07-0705

Remarks

- These spaces are to be used by MIA employees. 17 are reserved spaces and 67 are use-in-common spaces.
- 2. 1st year rental rate is \$145.00/space/month, 2nd year rental rate is \$155.00/space/month and \$165.00/space/month resulting in an average of \$155.00/space/month.
- 3. The lease contains one (1) option renewal term of two (2) years.
- 4. The number of spaces complies with the 1:3 ratio established for this area.
- 5. The lease contains a termination for convenience clause.
- 6. 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

<u>DEPARTMENT OF GENERAL SERVICES</u> <u>ACTION AGENDA</u>

CAPITAL GRANTS AND LOANS

ITEM 10-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 Humane Society of Baltimore County, Inc. (Baltimore County)
Baltimore County Humane Society

"For the renovation and capital equipping of the Baltimore County Humane Society, including installation of a new HVAC system, located in Reisterstown." \$75,000.00

Maryland Consolidated Capital Bond Loan of 2010 (LHI - Chapter 483, Acts of 2010) DGS Item G117, SL-001-100-038

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 Humane Society of Baltimore, Inc. has submitted evidence in the form of invoices and canceled checks that it has \$69,351.30 in eligible expenditures, and documentation of \$18,419.57 in-kind contributions for a total of \$87,770.87 to meet the matching fund requirement.

Board of Public Works approval is also requested to reimburse the Board of Directors of the Humane Society of Baltimore, Inc. \$12,770.87 for eligible expenditures.

BACKGROUND	Total Project	\$285,000.00
	10-G117 (This Action)	\$ 75,000.00
	10-G038 (Prior Action)	\$ 75,000.00
	Local Cost	\$135,000.00
	(Prior Action: 8/11/10 Agenda	i, Item 35-CGL)

REMARKS

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

CAPITAL GRANTS AND LOANS

WITH DISCUSSION

ITEM 1	0-CGL (Cont.)		
	nptroller may not disburse State fu has expended the matching fund ar		
grant recipient is	ias expended the materning fund at	ia the required amount	for remioursement.
Board of Public	Works Action - The above referen	nced Item was:	
APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN

WITHOUT DISCUSSION

CAPITAL GRANTS AND LOANS

ITEM 11-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 Cinnamon Woods Home Association, Inc. (Montgomery County)

Cinnamon Woods Environmental and Safety Lighting Upgrade

"For the design, construction, repair, renovation, and capital equipping of lighting upgrades, located in Germantown."

\$100,000.00

Maryland Consolidated Capital Bond Loan of 2010 (LSI - Chapter 483, Acts of 2010) DGS Item G056, SL-033-100-038

<u>MATCHING FUND</u> 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 Cinnamon Woods Home Association, Inc. has submitted documentation that it has received \$172,000 from Montgomery County's Community Development Block funds to meet their matching fund requirement for this project.

 BACKGROUND
 Total Project
 \$342,000.00

 10-G056 (This Action)
 \$100,000.00

 Local Cost
 \$242,000.00

REMARKS

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

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

CAPITAL GRANTS AND LOANS

ITEM 12-CGL

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

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

Hospice House

"For the planning, design, acquisition, construction, and capital equipping of the St. Mary's County Hospice House located in Callaway."

\$125,000.00 - encumber \$125,000.00

Maryland Consolidated Capital Bond Loan of 2006 (LSI - Chapter 046, Acts of 2006) DGS Item G099

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

Maryland Consolidated Capital Bond Loan of 2007 (LHI - Chapter 488, Acts of 2007) DGS Item G080

\$50,000.00 - encumber \$50,000.00

Maryland Consolidated Capital Bond Loan of 2007 (LSI - Chapter 488, Acts of 2007) DGS Item G162, SL-094-060-038

<u>MATCHING FUND</u> 04/02/08 Agenda, Item 11-CGL B., C.; 06/11/08 Agenda, Item 25-CGL I.

BACKGROUND	Total Project	\$2,162,079.00
	06-G099 (This Action)	\$ 125,000.00
	07-G080 (This Action)	\$ 100,000.00
	07-G162 (This Action)	\$ 50,000.00
	Local Cost	\$1,887,079.00

REMARKS

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

CAPITAL GRANTS AND LOANS

WITH DISCUSSION

<u>ITEM</u>	12-CGL (Cont.)		
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grant recipient	has expended the matering rand an	a the required amount	Tor remioursement.
Board of Publi	c Works Action - The above referen	aced Item was:	
APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN

WITHOUT DISCUSSION

CAPITAL GRANTS AND LOANS

ITEM 13-CGL

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

Board of Trustees of Center Stage Associates, Inc. (Baltimore City)

Center Stage

"For the renovation and capital equipping of building improvements at Center Stage in Baltimore"

\$700,000.00 - encumber \$411,190.56

Maryland Consolidated Capital Bond Loan of 2005 (Chapter 445, Acts of 2005) DGS Item 033, SL-040-050-038

MATCHING FUND 12/20/06 Agenda, Item 16-CGL C.

BACKGROUND	Total Project	\$2,800,000.00	
	05-033 (This Action)	\$ 411,190.56	
	05-033 (Prior Action)	\$ 288,809.44	
	Local Cost	\$2,100,000,00	

(Prior Actions: 04/02/08 Agenda, Item 18-CGL; 02/28/07 Agenda, Item 16-CGL)

REMARKS

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

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

CAPITAL GRANTS AND LOANS

ITEM 14-CGL

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

Mayor & City Council of the City of Rockville (Montgomery County)

Rockville Fitness Center and Exercise Room Expansion

"For the construction, repair, reconstruction, renovation, and capital equipping of the Rockville Fitness Center, located in Rockville."

\$20,000.00

Maryland Consolidated Capital Bond Loan of 2010 (LSI-Chapter 483, Acts of 2010), DGS Item G067

\$100,000.00

Maryland Consolidated Capital Bond Loan of 2010 (LHI-Chapter 483, Acts of 2010), DGS Item G137, (AE-003-070-038)

<u>MATCHING FUND</u> 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 Mayor & City Council of the City of Rockville have submitted documentation that \$700,375.00 has been appropriated for this project in their Fiscal Year 2010 Capital Budget.

BACKGROUND	Total Project	\$2	2,828,000.00	
	10-G067 (This Action)	\$	20,000.00	
	10-G137 (This Action)	\$	100,000.00	
	09-G149 (Prior Action)	\$	153,000.00	(OOA funds)
	08-G211 (Prior Action)	\$	350.000.00	(OOA funds)
	07-G148 (Prior Action)	\$	100,000.00	
	02-G029 (Prior Action)	\$	197,000.00	(OOA funds)
	Local Cost	\$1	,908,000.00	
	(OOA - Office of Aging)			

(Prior Actions: 05/04/11 Agenda, Items 17-CGL & 18-CGL)

REMARKS

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

CAPITAL GRANTS AND LOANS

- (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