

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

June 1, 2011

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DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 1-M

MARYLAND DEPARTMENT OF STATE POLICE

Forensic Sciences Division
Pikesville, MD

CONTRACT NO. AND TITLE

Comprehensive Building Management;
ADPICS NO. 001B1400640

CONTRACT DISCRPTION

Approval is requested for a contract to provide comprehensive building management at the MDSP's Forensic Science Laboratory Building located in Pikesville, MD.

PROCUREMENT METHOD

Competitive Sealed Bidding

BIDS OR PROPOSALS

LB&B Associates, Inc. - Columbia, MD
Broadway Services, Inc. - Baltimore, MD
Abacus Corp. - Baltimore, MD
George S Hall, Inc. - Pine Brook, NJ

AMOUNT

\$3,233,026.95
\$3,299,537.17
\$3,998,109.00
\$9,115,344.37

AWARD

LB&B Associates, Inc.
Columbia, MD

TERM

7/1/2011 - 6/30/2016

AMOUNT

\$3,233,026.95 (5 years)

MBE PARTICIPATION

30%

PERFORMANCE BOND

100% of Annual Contract Amount

HIRING AGREEMENT ELIGIBLE

Yes

REMARKS

This solicitation was advertised with a 30% Minority Business Enterprise Goal and bid on *eMaryland Marketplace.com*. Notice of availability was also posted on the *DGS Bid Board*. Four bids were received. The recommended contractor, LB&B Associates, Inc., has confirmed its bid.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 1-M (Cont.)

Under the terms of the contract, the recommended contractor shall be responsible for the management, maintenance and operation of the entire building including subcontracting as necessary, to assure comprehensive, through and proper maintenance and operations at all times.

DGS and DMSP had been negotiating with Maryland Works to evaluate if any of their providers qualified as a prime contractor. Maryland Works decided to waive its preference as a prime contractor. It was determined they were qualified for a sub-component and therefore will be providing security monitoring services.

FUND SOURCE

W00 31511 0899
(MDSP Operating Funds)

RESIDENT BUSINESS

Yes

TAX COMPLIANCE NO.

11-0502-1111

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 2-M

DEPARTMENT OF GENERAL SERVICE

W. Paul Martin District Court/Multi Service
Center (MDC/MSC)
Salisbury, MD

CONTRACT NO. AND TITLE

Project No. 001IT818389;
Unarmed Guard Services
ADPICS NO. 001B1400637

DESCRIPTION

Approval is requested for a contract to
provide unarmed uniformed guard services at the W. Paul Martin DC/MSC located Salisbury,
MD.

PROCUREMENT METHOD

Competitive Sealed Bids

BIDS OR PROPOSALS

Phoenix Technologies, LLC., Lorton, VA
Lawrence Price Security Company, LLC.,
Waldorf, MD
Securemedy, Incorporated Waldorf, MD
Bennett Detective and Protective Agency
Dover, MD
KR Contracting, Inc., Hagerstown, MD
Abacus Corporation, Baltimore, MD
Dunbar Guard Services, Baltimore, MD
Absolute Investigative & Security Services
Towson, MD

AMOUNT

\$327,325.44
\$340,216.80
\$366,519.48
\$370,340.40
\$389,073.60
\$396,442.32
\$424,086.00
\$446,238.96

AWARD

Phoenix Technology Inc.
Lorton, VA
(SBR# SB10-4887)

TERM

7/1/2011-6/30/2014

AMOUNT

\$327,325.44 (3 Years)

MBE PARTICIPATION

5%

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 2-M (Cont.)

PERFORMANCE BOND None

HIRING AGREEMENT ELIGIBLE Yes

REMARKS A notice of availability of a Invitation for Bids (IFB) was posted on DGS’s Web Site, Bid Board and *eMaryland Marketplace.com*. 8 bids were received. The recommended awardee, Phoenix Technology Inc., has confirmed their bid price and is a certified SBR vendor.

This contract will provide unarmed uniformed guard services 24 hours a day, 7 days per week and 365 days 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 W. Paul Martin DC/MSc.

FUND SOURCE H00 1-14 (DGS Operating Funds)

RESIDENT BUSINESS: Yes

TAX COMPLIANCE NO. 11-1068-1110

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 3-M

DEPARTMENT OF GENERAL SERVICE

Arbutus/Catonsville District Court/Multi-Service Center (ACDC/MSC)
Catonsville, MD

CONTRACT NO. AND TITLE

Project No.: 001IT818411;
Unarmed Uniformed Guard Services
ADPICS NO. 001B1400639

DESCRIPTION

Approval is requested for a contract to provide unarmed uniformed guard services at the Arbutus/Catonsville District Court/Multi-Service Center located in Catonsville, MD.

PROCUREMENT METHOD

Competitive Sealed Bids
(Small Business Reserve)

BIDS OR PROPOSALS

Phoenix Technologies, LLC., Lorton, VA
Premier I.S.A. Upper Marlboro, MD
KR Contracting, Inc., Hagerstown, MD
Dunbar Guard Services, Baltimore, MD

AMOUNT

\$439,999.16
\$445,360.00
\$489,442.00
\$507,614.60

AWARD

Phoenix Technology Inc.
Lorton, VA
(SBR# SB10-4887)

TERM

7/1/2011-6/30/2014

AMOUNT

\$439,999.16 (3 Years)

MBE PARTICIPATION

5%

PERFORMANCE BOND

None

HIRING AGREEMENT ELIGIBLE

Yes

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 3-M (Cont.)

REMARKS

A notice of availability of a Invitation for Bids (IFB) was posted on DGS's Web Site, Bid Board and *eMaryland Marketplace.com* as a Small Business Reserve (SBR) procurement. 4 bids were received. All bids received were certified SBR vendors. The recommended awardee, Phoenix Technology Inc., has confirmed its bid price.

This contract will provide unarmed uniformed guard services 24 hours a day, 7 days per week and 365 days 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 ACDC/MSC.

FUND SOURCE

11 33461 0823 (DGS Operating Funds)

RESIDENT BUSINESS:

Yes

TAX COMPLIANCE NO.

11-1068-1110

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 4-M

DEPARTMENT OF GENERAL SERVICES Rockville District Court/Multi-Service
Center (RDC/MSC)
Rockville, MD

CONTRACT NO. AND TITLE Project No. H00R1400226;
Janitorial Services
ADPICS NO. 001B1400646

DESCRIPTION Approval is requested for a contract to
provide janitorial services at the Rockville District Court/Multi-Service Center Rockville, MD.

BIDS OR PROPOSALS **AMOUNT**
CHI Centers, Inc., Silver Spring, MD \$763,997.50

PROCUREMENT METHOD Preference Provider
(Community Service Provider)

AWARD CHI Centers, Inc.
Silver Spring, MD
(MDOT certified MBE #02-074)

TERM 6/20/2011-6/19/2014

AMOUNT \$763,997.50 (3 years)

MBE PARTICIPATION 100%

PERFORMANCE BOND N/A

HIRING AGREEMENT ELIGIBLE No

REMARKS CHI Centers, Inc., a Certified Community
Service Provider under Maryland Works, Inc. pursuant to COMAR 21.11.05. Pricing for this
contract was approved by the Pricing and Selection Committee on April 21, 2011.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 4-M (Cont.)

The contract provides for all labor, equipment and supplies necessary to perform the daily, weekly, monthly, semi-annual and annual cleaning of the Rockville District Court Building in Montgomery County. Additionally, 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.

The Pricing and Selection committee certified prices as fair market value in the amount of \$763,997.50 (\$254,665.83 per year) for providing janitorial services for a period of three years.

FUND SOURCE

DGS Operating Funds

H00 11 0813 33631 \$ 7,781.50

H00 12 0813 33631 \$254,665.80

H00 13 0813 33631 \$254,665.80

H00 14 0813 33631 \$246,884.40

RESIDENT BUSINESS

Yes

MD TAX CLEARANCE:

11-1209-1111

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT RENEWAL OPTION

ITEM 5-M-OPT

**DEPARTMENT OF HEALTH & MENTAL
HYGIENE**

Henryton Hospital
Marriottsville, MD

CONTRACT NO. AND TITLE

Project No. 001B14000563;
Unarmed Uniformed Guard Services at
Henryton Hospital
ADPICS NO. 001B14000563

ORIGINAL CONTRACT APPROVED

6/9/2009 DGS/DPRB S-001, 001B0400026

CONTRACTOR

Dunbar Guard Services
Baltimore, MD

CONTRACT DESCRIPTION

Unarmed uniformed guard service for
Henryton Hospital, a DHMH facility, located in Marriottsville, MD.

OPTION DESCRIPTION

Approval to exercise the second and final
one-year renewal option for this contract. This option increased the total of the contract which
now exceeds DGS delegated authority.

TERM OF ORIGINAL CONTRACT

7/1/2009-6/30/2010 (W/2 one-year renewal
options)

TERM OF OPTION

7/1/2011 - 6/30/2012

AMOUNT OF ORIGINAL CONTRACT

\$74,256.00

AMOUNT OF OPTION

\$74,256.00 (1 Year)

PRIOR MODIFICATIONS/OPTIONS

\$74,256.00

REVISED TOTAL CONTRACT AMOUNT

\$222,768.00

ORIGINAL PROCUREMENT METHOD

Competitive Sealed Bidding

ORIGINAL MBE PARTICIPATION

5%

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT MODIFICATION

ITEM 6-M-MOD

MARYLAND PUBLIC TELEVISION

Maryland Center for Public Broadcasting
Washington County, MD

CONTRACT NO. AND TITLE

Project No. TV-675-100-001;
Repair/Resurface Entrance Road and
Parking Lot at the Hagerstown location
ADPICS NO. COD71391

ORIGINAL CONTRACT APPROVED

1/26/2011; DGS/BPW Item 5-GM

CONTRACTOR

L. W. Wolfe Enterprises, Inc.
Myersville, MD

CONTRACT DISCRPTION

Contract for work to provide labor, equipment, and materials and services necessary to repair and resurface the access road to MPT in Clear Spring, MD. The work includes approximately 2,000 sq. yds. of full depth pavement and 10,800 sq. yds. of surface overlay.

MODIFICATION DESCRIPTION

Change Order to cover the cost for additional pavement repair. Work includes Decrease parking lot expansion (5.6 sq. yd.); add 98 sq. yd. of patching in parking lot; add 320 sq. yd. of patching in roadway; and furnish and place 19mm hot mix asphalt base (approximately 15 tons). This option increased the total of the contract which now exceeds DGS delegated authority.

TERM OF ORIGINAL CONTRACT

90 Days from notice to proceed

TERM OF MODIFICATION

Same

AMOUNT OF ORIGINAL CONTRACT

\$187,790.00

AMOUNT OF MODIFICATION

\$15,027.78

PRIOR MODIFICATIONS/OPTIONS

None

REVISED TOTAL CONTRACT AMOUNT

\$202,817.78

PERCENT +/- (THIS MODIFICATION)

8.0%

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 7-GM

REFERENCE

In accordance with provisions of the State Finance and Procurement Article, Section 8-301, Annotated Code of Maryland, the Board of Public Works approval is requested for the use of General Obligation Bond funding for the contract(s) noted below in the total amount of \$42,495.00 (1 item)

A. Department of Natural Resources (DNR)

Fort Frederick State Park
Allegany and Washington Counties

DESCRIPTION

This contract provides for the installation of steel gates, approximately 20 feet high by 16 feet wide, at the east and west portals of the abandoned Indigo rail tunnel.

REMARKS

A notice of availability of a Invitation for Bids (IFB) was posted on DGS's Web Site, Bid Board and *eMaryland Marketplace.com* on 3/23/2011. Bids were opened on 4/14/2011 with eight bidders responding. The government estimate was \$68,000.00

The Indigo rail tunnel is located at the western terminus of the Western Maryland Rail Trail near the town of Little Orleans. The installed gates will prevent any unauthorized access in the tunnel by trail users. This will help prevent the spread of "white nose syndrome" disease which could be fatal to the indigenous bat population. The future construction of trail's final segment will include a by-pass system to route trail users around the tunnel.

CONTRACT NO. AND TITLE

Project No. P-012-070-110;
Indigo Tunnel Bat Gates at the Western Maryland Rail Trail

PROCUREMENT METHOD

Competitive Sealed Bidding

AWARD

Mann's Construction, Inc.
Hancock, MD

AMOUNT

\$42,495.00

TERM

60 Calendar Days

MBE PARTICIPATION

15%

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 7-GM (Cont.)

FUND SOURCE

MCCBL 2010/Item 011 (Provide funds to design, construct, and equip capital development projects on Department of Natural Resources property)

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 (Cont.)

APPRAISED VALUES

\$1,059,000.00 – Stephen H. Muller-Fee Appraiser 9/24/10.
Reviewed by William T. Beach.

\$1,230,000.00 – James R. Turlington-Fee Appraiser 9/3/10.
Reviewed by William T. Beach

FUND SOURCE

POS Opportunity Loan 2009/ Item 500,
89.22.45, \$1,049,372.00

SPECIAL CONDITION

A land survey shall be completed to determine final acreage. The purchase price shall be adjusted upward or downwards at a rate of \$8,073.00 per acre, not to exceed \$1,006,050.00. If the survey exceeds the referenced 124.62 acres, BPW approval will be sought for payment of the additional acreage at the rate of \$8,073.00 per acre.

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 99 under the Program Open Space Target ecological scoring system.
3. There will be no relocation or moving costs associated with this acquisition.
4. Pursuant to Section 5-903(f) (iii) of the Natural Resources Article, Annotated Code of Maryland; Board approval is also requested for the use of up to \$43,322.00 in bond funds from the POS Opportunity Loan of 2009 to, to protect water quality by implementing environmental improvements including restoration measures and remove structural debris to stabilize the property after settlement. Stabilization Funds will be used to raze and remove a storage building, abandoned springhouse, and cesspool on the property in order to eliminate any potential hazards.

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 Tuckahoe State Park
Mason Bridge Road, Caroline County
File # 00-8434-A

REFERENCE Approval is requested to grant a right-of-way easement of 1,164 sq. ft. to Caroline County for egress to maintain the guardrail, and the bridge structure at Mason Bridge Road. Caroline County previously completed the replacement of the bridge at Mason Bridge Road under a June 1, 2009 right-of-entry agreement. The Easement Agreement has been approved by the Office of the Attorney General. Title and transfer agreements are subject to legal review.

OWNERSHIP The State of Maryland, to the use of the Department of Natural Resources (DNR)

PROPERTY 1,164 square feet in easement

GRANTEE County Commissioners of Caroline County, MD

PRICE \$100.00 consideration + \$950.00 additional easement fee

APPRAISED VALUES
\$343.00 - 6/21/2008 - W. Fitzhugh Turner - Fee Appraiser

\$100.00 - 6/15/2008 - Melville E. Peters - Fee Appraiser

\$100.00 - 7/8/2010 - Darryl Andrews - Staff Appraiser

REMARKS

1. The Department of Natural Resources agrees with this transaction.
2. The Clearinghouse conducted an intergovernmental review of the project under MD20110330-0173 and has recommended to grant a right-of-way easement to Caroline County. Caroline County completed the replacement of the bridge at Mason Bridge Road under a June 1, 2009 right-of-entry agreement, and plans to use the right-of-way easement for egress to maintain the guardrail, and the bridge structure at Mason Bridge Road.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 9-RP (Cont.)

3. The final Right of Way and Easement Plats list road widening easements totaling 1,164 square feet.

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 NATURAL RESOURCES The Nature Conservancy
Frazee (Frazee-Higgins) Property
212.9 acres/Allegany County
File # 20-0224, POS # 3235

REFERENCE Approval is requested to accept an Agreement of Sale on behalf of Program Open Space to purchase a 212.9 acre \pm parcel adjacent to Green Ridge State Forest in Allegany County. The subject property is surrounded on three sides by Green Ridge State Forest and is prominently located along the scenic Potomac River. It has a large section of timber that consists of a mature northern hardwood forest, uncommon to the ridge and valley province of Maryland. This acquisition protects a scenic vista along the river, safeguards wildlife habitat, and provides extraordinary opportunities for public access and recreation. Purchase of this in-holding will alleviate management concerns and provide the State and National Park Service with contiguous ownership along a significant area of the upper Potomac River. The property is located within the Target Ecological Area (TEA), and has received a high ecological ranking of 114 under the Program Open Space Targeting System.

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

GRANTOR The Nature Conservancy

GRANTEE The Department of Natural Resources

PROPERTY 212.9 \pm acres - unimproved.

PRICE \$450,000.00* (Discounted Sale)

*The sales price represents a negotiated discount from the recommended value of \$468,400.00 to the State of Maryland of \$18,400.00 or 3.93%.

APPRAISED VALUES

\$468,400.00 – Richard L. Bowers – Fee Appraiser – 6/30/10. Reviewed by David M. Kelleher

\$468,400.00 – Walter A. Reiter, Jr. – Fee Appraiser – 7/6/10. Reviewed by David M. Kelleher

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY**ITEM** 10-RP (Cont.)**FUND SOURCE**

POS Opportunity Loan 2009/ Item 500,
89.22.45, \$326,052.43
POS MCCBL FY 2010/ Item 015, 89.22.49
\$153,832.57

SPECIAL CONDITIONS

1. Approval is requested for reimbursement of the following expenses to The Nature Conservancy (TNC) totaling \$29,885.00:

1. Closing Cost	\$ 6,820.00
2. Administrative Fee (3%)	\$13,500.00
3. Phase I Environmental	\$ 145.00
4. Interest	<u>\$ 9,420.00</u>
Total	<u>\$29,885.00</u>

2. The title report revealed that there are three expired gas leases (from 1960, 1969, and 1979). The title companies have recently begun requiring exceptions to mineral rights leases in Western Maryland due to the increase in gas lease activity related to Marcellus Shale drilling. The title company is excepting the three leases on this property even though the leases have long since expired and there is no gas activity in the area where the property is located. The seller has provided an affidavit confirming that there has been no mineral or gas activity on the property. In addition, this property is not located in an area where Marcellus Shale drilling is taking place. Therefore, DNR has requested to move forward with purchase.

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 114 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** 11-RP**DEPARTMENT OF PUBLIC SAFETY AND
CORRECTIONAL SERVICES**

Western Correctional Institution (WCI)
Route 220, Cresaptown, MD
File # 00-8464 (Allegany County)

REFERENCE

Approval is requested to grant an easement of 1,559.82 +/-sq. ft. to Allegany County across the land of WCI. Allegany County plans to replace an existing water main that is aging and undersized with a larger water main along Route 220. The Easement Agreement has been approved by the Office of the Attorney General. Title and transfer agreements are subject to legal review.

OWNERSHIP

The State of Maryland, to the use of the
Department of Public Safety & Correctional
Services

PROPERTY

1,559.82 +/- square feet in easement

GRANTEE

Allegany County

PRICE

\$400.00 consideration

APPRAISED VALUES

\$400.00-Michael P. Goodfellow Fee Appraiser-4/6/11 Reviewed by William T. Beach
\$400.00 William T. Beach Staff Appraiser-4/6/11

REMARKS

1. The Department of Public Safety & Correctional Services agrees with this transaction.
2. The Clearinghouse conducted an intergovernmental review of the project under MD20110405-0190 and has recommended granting a water main easement of 1,559.82 +/- sq. ft. across the land of the WCI to Allegany County.
3. Allegany County needs the easement to maintain and operate the replacement water main in the future.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

LANDLORD LEASE**ITEM** 12-LL-OPT

DEPARTMENT OF HEALTH AND MENTAL HYGIENE Office of Capital Planning
Salisbury, MD (Wicomico County)

Tenant Dove Pointe, Inc.
P.O. Box 1610
Salisbury, MD 21802

Property Location 105 S. Saratoga St
Salisbury, MD 21837

<u>Space Type</u>	Group Home	<u>Lease Type</u>	Renewal	<u>Effective</u>	6/15/2011
<u>Duration</u>	5 Years	<u>Utilities Responsibility</u>	Tenant		
<u>Annual Rent</u>	\$1.00	<u>Custodial Responsibility</u>	Tenant		

Previous Board Action(s) 6/21/06 item 18-L, 5/10/00 Item 11-L

Special Conditions

1. The Tenant shall lease premises in an “as is” condition.
2. The Tenant shall be responsible for obtaining all permits, licenses, inspections and approvals required for its and occupancy of the premises.
3. The Tenant shall maintain liability insurance at a minimum coverage of \$1,000,000.00 combined single limit per occurrence and shall contain broad form GCL Endorsement or its equivalent.
4. The Tenant shall indemnify and hold harmless the State of Maryland and Maryland Department of Health and Mental Hygiene against any and all liability or claim of liability (including reasonable attorney’s fees), arising out of licensee’s use and occupancy, conduct operation or management of the premises during the Term.

Remarks Dove Pointe, Inc. has leased the facility for a group home for six (6) developmentally disabled individuals and one (1) respite bed since 2000. Six (6) adult females currently occupy the home.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

LANDLORD LEASE**ITEM** 13-LL-OPT

DEPARTMENT OF HEALTH AND MENTAL Office of Capital Planning
HYGIENE Joppa, MD (Harford County)

Tenant The Arc Northern Chesapeake Region, Inc.
4513 Philadelphia Road
Aberdeen, MD 21001

Property Location 1515 Philadelphia Road
Joppa, MD 21085

Space Type Group Home **Type** Renewal **Effective** 6/15/2011

Duration 5 Years **Utilities Responsibility** Tenant

Annual Rent \$1.00 **Custodial Responsibility** Tenant

Previous Board Action(s) Item 19-L 06/21/06; Item 21-L 2/9/2000

Special Conditions

1. The Tenant shall lease premises in an "as is" condition.
2. The Tenant shall be responsible for obtaining all permits, licenses, inspections and approvals required for its and occupancy of the premises.
3. The Tenant shall maintain liability insurance at a minimum coverage of \$1,000,000.00 combined single limit per occurrence and shall contain broad form GCL Endorsement or its equivalent.
4. The Tenant shall indemnify and hold harmless the State of Maryland and Maryland Department of Health and Mental Hygiene against any and all liability or claim of liability (including reasonable attorney's fees), arising out of licensee's use and occupancy, conduct operation or management of the premises during the Term.
5. This lease may be renewed by mutual agreement by the parties hereto for one (1) additional term of five (5) years subject to Board of Public Works approval.

Remarks The ARC of Northern Chesapeake Region, Inc., has utilized the facility for a group home for developmentally disabled individuals since 2000. ARC is licensed for four (4) clients.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

LANDLORD LEASE

ITEM 14-LL-MOD

DEPARTMENT OF HEALTH AND MENTAL Office of Capital Planning
HYGIENE Sykesville, MD (Carroll County)

Tenant Carroll County Department of Recreation and Parks
300 S. Center St., Room 229
Westminster, MD 21157

Property Location Springfield Hospital Center
6655 Sykesville Rd.
Sykesville, MD 21784

<u>Space Type</u>	Softball Fields	<u>Type</u>	Modification	<u>Effective</u>	6/15/2011
<u>Duration</u>	9 Yrs. 6 Moonths.	<u>Utilities Responsibility</u>			Tenant
<u>Annual Rent</u>	\$1.00	<u>Custodial Responsibility</u>			Tenant
<u>Previous Board Action(s)</u>	1/6/2010 Item 5-LL				

Background On 6/6/2010, as Item 5-LL, the Board of Public Works approved a lease agreement between the State of Maryland and Carroll County Department of Recreation and Parks for the use of ball fields for softball games and practice. The Board of Public Works is now requested to approve the following modifications to this lease.

1. The parties agree the softball fields may be used for a variety of recreational uses in addition to softball to include, a football, soccer, rugby, and ultimate Frisbee. The Recreational Council may fully utilize portable athletic field lighting to provide greater use and access to the fields. Any portable lighting utilized, and all power or utilities therefore, will be at the sole cost and expense of the Lessee. All youth activities will be supervised by adult volunteers.
2. The Lessee through its Recreation Council will properly maintain and make improvements as the Lessee and Recreational Council deem necessary and appropriate.

Remarks All other terms and conditions of the Lease shall remain in full force and effect.

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 DEPARTMENT OF TRANSPORTATION**

Maryland Transit Administration (MTA)

Landlord 6000 Metro LLC
6000 Metro Drive, Suite 150
Baltimore, MD 21215

Property Location 6000 Metro Drive, Basement
Baltimore, MD 21215

<u>Space Type</u>	Storage	<u>Lease Type</u>	New	<u>Square Feet</u>	1,097
<u>Duration</u>	8 Yrs., 1 Mo., 9 Days	<u>Effective</u>	6/10/2011		
<u>Annual Rent</u>	\$8,238.47	<u>Square Foot Rate</u>	\$7.51		
<u>Utilities Responsibility</u>	Tenant	<u>Custodial Responsibility</u>		Landlord	
<u>Previous Board Actions</u>			N/A		

Fund Source Special 100 % J05H0101 AOBJ 1361 PCA 01110
COBJ 1301

Special Conditions

1. The lease contains escalations/de-escalations for cleaning and real estate taxes.
2. The lease contains a termination for convenience clause.
3. The lease contains one (1) option renewal term of five (5) years.

Remarks

1. MTA will use the basement space to store a compressor, testing equipment and supplies for the test equipment (fare boxes and turnstiles).
2. The storage lease will run concurrent with the office lease which was approved by the Board on September 12, 2007 as Item 12-LT which commenced July 20, 2009.
3. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.02.05.05. DGS, 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-OPT**MARYLAND HEALTH INSURANCE PROGRAM** Baltimore City

Landlord/Owner ROSSER LLC
4141 N. Henderson Rd., Suite 8
Arlington, VA 22203

Property Location 201 East Baltimore St, Suite 630
Baltimore, MD 21202

<u>Space Type</u> Office	<u>Lease Type</u> Renewal	<u>Square Feet</u> 4,490
<u>Duration</u> 5 Years	<u>Effective</u> 6/12/2011	
<u>Annual Rent</u> \$67,350.00	<u>Square Foot Rate</u> \$15.00	
<u>Prev. Square Foot Rate</u> \$16.20	<u>Eff. Square Foot Rate</u> \$15.00	
	<u>Prev. Eff. Sq. Foot Rate</u> \$16.20	

Utilities Responsibility Landlord
Custodial Responsibility Landlord
Previous Board Action(s) 10/19/05 - 8-L
Fund Source 100% General PCA 1301 AOBJ \$78,000.00

Special Conditions

1. The lease contains escalations/de-escalations for real estate taxes, utilities and custodial.
2. The lease contains an expansion of 611 nuf (3,879 nuf to 4,490 nuf) to adequately accommodate the agency's multiple Board meetings in the conference room.

Remarks

1. This space has been used since 2005 as office space for the Maryland Health Insurance Program (MHIP). MHIP provides for 6,000 residents through 16 health care providers. MHIP also administers the Senior Prescription Program covering 35,000 elderly and disabled Maryland citizens.
2. Through negotiations the Department of General Services Office of Real Estate secured a rental cost savings of \$23,274.00 for the term of the lease on the original 3,879 nuf by reducing the stated rental rate by \$1.20 per net usable square foot (\$16.20 to \$15.00).

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 16-LT-OPT (Cont.)

3. The lease 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. DGS, 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**DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES**

Parole and Probation/Office of Criminal Supervision
Drinking Driver Monitor Program
Aberdeen, MD (Harford County)

Landlord

Dimitrios and Ioanna Doubaki Tsirlis
c/o The Conits Group
423 St. John St.
Havre De Grace, MD 21078

Property Location

31 West Bel Air Ave.
Aberdeen, MD 21001

<u>Space Type</u>	Office	<u>Lease Type</u>	Renewal	<u>Square Feet</u>	4,364
<u>Duration</u>	2 Years	<u>Effective</u>	7/1/2011		
<u>Annual Rent</u>	\$69,824.00	<u>Square Foot Rate</u>		\$16.00	
		<u>Eff. Square Foot Rate</u>		\$19.25	
		<u>Prev. Sq. Ft. Rate</u>		\$16.00	
		<u>Prev. Eff. Sq. Ft. Rate</u>		\$19.25	

Utilities Responsibility
Custodial Responsibility

Tenant
Tenant

Previous Board Action(s)

2/18/1998-22-L; 1/24/2001-9-L; 9/17/2003-12-L
5/20/2009-12-LT

Fund Sources

100% General Funds					
Criminal Supervision	35.03.02	32110	ABOJ	1310	\$40,009.00
DDMP	35.03.02	32213	ABOJ	1310	<u>\$29,815.00</u>
				Total	\$69,824.00

Special Conditions

1. The lease contains escalations/de-escalations for real estate taxes.
2. The lease contains one (1) option renewal for a term of one (1) year.
3. The lease incorporates sixteen (16) reserve parking spaces free of charge.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 17-LT-OPT (Cont.)

Remarks

1. The space has been used since July 1, 1998 as administrative and client contact offices for the Division of Parole and Probation Office of Criminal Supervision (DPP) and the Drinking Driver Monitor Program (DDMP). The Office of Criminal Supervision is responsible for monitoring and supervising the activities of those persons under the court's supervision, but in the community. The Drinking Driver Monitor Program Office supervises and administer breathalyzer test to those persons mandated to participate in the program by the courts.

2. This short term renewal is necessary because despite numerous attempts to relocate this office through the competitive proposal process, no responsive proposals have been received.

3. The lease 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

TENANT LEASE**ITEM** 18-LT-OPT**DEPARTMENT OF LEGISLATIVE SERVICES**

Salisbury, MD (Wicomico County)

Landlord

City Center Salisbury of VA, LLC
AKA City Center Salisbury LLC
c/o Sperry Van Ness-Miller Commercial Real Estate
206 East Main St.
Salisbury, MD 21801

Property Location

213 West Main St., Suite 203
Salisbury, MD 21801

<u>Space Type</u>	Office	<u>Lease Type</u>	Renewal	<u>Square Feet</u>	400
<u>Duration</u>	2 Years	<u>Effective</u>	6/1/2011		
<u>Annual Rent</u>	\$4,320.00	<u>Square Foot Rate</u>		\$10.80	
		<u>Eff. Square Foot Rate</u>		\$11.80	
		<u>Prev. Sq. Ft. Rate</u>		\$12.00	
		<u>Prev. Eff. Sq. Ft. Rate</u>		\$13.00	

Utilities Responsibility

Landlord

Custodial Responsibility

Tenant

Previous Board Action(s)

3/12/2008 6-LT

Fund Source

N/A

Special Conditions

1. The lease contains escalations/de-escalations for real estate taxes.
2. The lease contains one (1) option renewal for a term of one (1) year.

Remarks

1. The space has been used since April 1, 2008 by the Department of Legislative Services to conduct audits, hold private meetings and storage of work products, supplies and equipment on the Eastern Shore.
2. The lease contains a termination for convenience clause.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 18-LT-OPT (Cont.)

3. Through negotiations the Department of General Services secured a rental cost avoidance of \$960 over the term of the lease by reducing the Landlord's existing renewal net usable square foot (nurf) rental rate by \$1.20 per nurf from \$12.00 to \$10.80 per nurf.
4. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.02.05.05. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

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 agreements, and authorize that funds be encumbered for the following grants:

*Board of Directors of the Anne Arundel County Historical Society, Inc.
(Anne Arundel County)*

Benson-Hammond House Renovation

“For the repair, renovation, reconstruction, and capital equipping of the Benson-Hammond House and related outbuildings, located in Linthicum.”

\$100,000.00

Maryland Consolidated Capital Bond Loan of 2005 (LSI - Chapter 445, Acts of 2005; amended by Chapter 707, Acts of 2009)

DGS Item G144

\$60,000.00

*Maryland Consolidated Capital Bond Loan of 2009 (LHI - Chapter 485, Acts of 2009)
DGS Item G043, SL-088-050-038*

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 Anne Arundel County Historical Society, Inc. is utilizing value of property (outbuildings) to meet part of the match. The Department of General Services, Real Estate Office, reviewed the appraisal for 7101 Aviation Boulevard in Linthicum and has accepted an “as is” value of \$14,800.00. The grantee also has a \$20,000.00 grant from Anne Arundel County, \$5,156.00 of in-kind contributions, \$15,085.39 of prior eligible expenditures, and \$118,825.67 in financial institutions for a total of \$173,867.06 to meet the matching fund requirement for this project.

BACKGROUND

Total Project	\$336,000.00
05-G144 (This Action)	\$100,000.00
09-G043 (This Action)	\$ 60,000.00
Local Cost	\$176,000.00

REMARKS

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 19-CGL (Cont.)

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

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

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 20-CGL

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

*Board of Directors of the Palmer Park Boys & Girls Club, Inc.
(Prince George's County)*

Palmer Park Boys & Girls Club

“For the planning, design, repair, renovation, and capital equipping of the Palmer Park Boys & Girls Club, located in Palmer Park.”

\$100,000.00

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

DGS Item G044

\$200,000.00

*Maryland Consolidated Capital Bond Loan of 2008 (Chapter 336, Acts of 2008;
amended by Chapter 707, Acts of 2009)*

DGS Item G100

\$175,000.00

*Maryland Consolidated Capital Bond Loan of 2007 (Chapter 488, Acts of 2007;
amended by Chapter 707, Acts of 2009)*

DGS Item G157, (SL-066-010-038)

MATCHING FUND No match. The MCCBL requires the grant recipient to provide grant documents no later than June 1, 2011.

BACKGROUND

Total Project	\$675,000.00
09-044 (This Action)	\$100,000.00
08-G100 (This Action)	\$200,000.00
07-G157 (This Action)	\$175,000.00
01-000 (Prior Actions)	\$200,000.00
Local Cost	\$ 0.00

(Prior Actions: 12/16/09 Agenda, Item 12-CGL; 8/6/08 Agenda, Item 17-CGL; 11/1/06 Agenda, Item 15-CGL)

REMARKS

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 20-CGL (Cont.)

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

(3) Invoices should be submitted to the Department of General Services for the disbursement of funds.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION