

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

October 19, 2011

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DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT MODIFICATION

ITEM 1-C-MOD

**MARYLAND DEPARTMENT OF
STATE POLICE**

Barrack “O”
Hagerstown, MD
(Washington County)

CONTRACT NO. AND TITLE

Project No. PO-183-040-001;
New Barrack “O” and Garage and
Communications Building
ADPICS NO. COD98872

ORIGINAL CONTRACT APPROVED

6/9/2010 DGS/BPW Item 1-C

CONTRACTOR

Manekin Construction, LLC.
Columbia, MD

CONTRACT DESCRIPTION

Construct a new 25,755 SF State Police Barracks “O” and a 5,027 SF Garage with Backup Data Center, and replace existing fuel dispensing systems with above grade tanks and the addition of ethanol as a fuel choice. Storm water management pond will be expanded and brought to more stringent current environmental codes.

MODIFICATION DESCRIPTION

Approval for a change order to cover the cost to furnish and install voice and data cable for Maryland State Police.

TERM OF ORIGINAL CONTRACT

548 Calendar Days

TERM OF MODIFICATION

Same

AMOUNT OF ORIGINAL CONTRACT

\$10,071,338.00

AMOUNT OF MODIFICATION

\$85,171.00

PRIOR MODIFICATIONS/OPTIONS

\$982,352.00

REVISED TOTAL CONTRACT AMOUNT

\$11,138,861.00

PERCENT +/- (THIS MODIFICATION)

0.84%

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 2-M

DEPARTMENT OF GENERAL SERVICES Westminster District Court/Multi-Service
Center (DCMSC)
Westminster, MD

CONTRACT NO. AND TITLE Unarmed Uniformed Guard Services;
ADPICS NO. 001B2400163

DESCRIPTION Approval requested for a contract to provide
unarmed uniformed guard service for the Westminster District Court/Multi-Service Center.

PROCUREMENT METHOD Competitive Sealed Bidding
(Small Business Reserve)

BIDS OR PROPOSALS

KR Contracting, Inc., Hagerstown, MD	\$304,863.36
Twenty-Nine Sixteen Protective Services Lutherville, MD	\$307,854.72
Securemedy, Incorporated - Waldorf, MD	\$316,625.28
Phoenix Technologies LLC, Lorton, VA	\$317,296.64
Eelon Security, Inc., Suitland, MD	\$357,708.80
DunBar Guard Services, Baltimore, MD	\$364,836.48
Triad Security Services, Sliver Spring, MD	\$393,605.12
Amazing Security & Investigations, LLC. College Park, MD	\$409,027.20
Stronghold Security, LLC, Randallstown, MD	\$425,609.60

AWARD KR Contracting, Inc.
Hagerstown, MD
(SBR# 11-1450)

TERM 11/01/2011 – 10/30/2014

AMOUNT \$304,863.36 (3 years)

MBE PARTICIPATION 5%

PERFORMANCE BOND N/A

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT MODIFICATION

ITEM ` 3-M-MOD

DEPARTMENT OF GENERAL SERVICES Nancy S. Grasmick State Education Building
Baltimore, MD

CONTRACT NO. & TITLE Project No. 001B7900067;
Comprehensive Building Management
ADPICS NO. COD98927

ORIGINAL CONTRACT APPROVED 8/30/2006 DGS/BPW Item 2-M

CONTRACTOR American Building Maintenance
Baltimore, MD

CONTRACT DISCRIPTION Board of Public Works approval is requested
for a contract to provide Comprehensive Building Management at the Nancy S. Grasmick State
Education Building (approximately 211,500 sq.ft.) located at 200 West Baltimore Street,
Baltimore, for five (5) years effective October 1, 2006 through September 30, 2011.

MODIFICATION DESCRIPTION Approval requested for a six-month
extension to the contract expiration date of the original contract. See Remarks below.

TERM OF ORIGINAL CONTRACT 10/1/2006-9/30/2011

TERM OF MODIFICATION 10/20/2011-3/19/2012

ORIGINAL CONTRACT AMOUNT \$4,403,196.00 (Total 5-Year Term)

AMOUNT OF MODIFICATION \$462,960.00 (6 Months)

PRIOR MODIFICATIONS/OPTIONS \$47,291.61

REVISED TOTAL CONTRACT AMOUNT \$4,913,447.61

PERCENT +/- (THIS MODIFICATION) 11%

OVERALL PERCENT +/- 12%

ORIGINAL PROCUREMENT METHOD Competitive Sealed Bids

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT MODIFICATION

ITEM 3-M-MOD (Cont.)

ORIGINAL MBE PARTICIPATION 35.9%

REMARKS This modification is necessary because DGS and Maryland Works Inc. are negotiating and researching regulations as it pertain to a preferred provider to provide comprehensive facility managements services. All other terms and conditions shall remain unchanged.

In an attempt to avoid a lapse in coverage, DGS contacted the incumbent to request a continuance of services immediately. A nineteen-day modification was previously approved within DGS delegation beginning October 1, 2011 through October 19, 2011.

The incumbent, American Building Maintenance, has been providing satisfactorily services for the past five years for this service and has been performing in compliance with the existing contract standards. Due to the nature of the service, it is crucial that services not be interrupted.

FUND SOURCE H00 12 33429 0899 (MDGS Operating Fund)

RESIDENT BUSINESS Yes

MD TAX CLEARANCE 11-2393-1111

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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 \$21,523.65 (3 items).

A. Department of Maryland State Police Barrack "O" Hagerstown
Hagerstown, MD

DESCRIPTION

Approval requested for the purchase and delivery of a polygraph chair for the newly constructed State Police Barrack "O" in Hagerstown MD.

CONTRACT NO. & TITLE

Polygraph Chair

PROCUREMENT METHOD

Small Procurement

AWARD

Lafayette Instrument Company, Inc.
Lafayette, IN

AMOUNT

\$820.00

FUND SOURCE

MCCBL 2010, Item 906 (Provide Funds to Design, Construct and Equip a New Hagerstown Barrack and Garage-Washington County)

B. Department of MD State Police

Barrack "O" Hagerstown
Hagerstown, MD

DESCRIPTION

Approval is requested for the purchase and delivery of a photo identification stand for the newly constructed Maryland State Police Barracks "O" in Hagerstown, MD.

CONTRACT NO. & TITLE

Photo Identification Stand

PROCUREMENT METHOD

Small Procurement

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. 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 \$98,380.00 (4 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)
MCCBL FY2011 Item 008 (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. Seneca Creek State Park

DESCRIPTION

Approval requested for a contract to provide all materials, equipment, supplies, etc., to replace the supply lines in seven comfort stations at Seneca Creek State Park.

REMARKS

This solicitation was advertised and bid on *eMaryland Marketplace (eMM)*. Notice of Availability was also posted on the DGS Bid Board.

The project estimate was \$52,932.00. This project was included on the FY-2010 critical maintenance program, and was in the priority schedule within the budgeted funding. DNR prepared the specifications and two vendors attended the prebid. Three vendors bid on the project with two vendors under the project estimate. The awarded vendor was evaluated and confirmed his bid. 5% MBE participation was provided in the documentation and was approved.

CONTRACT NO. AND TITLE

Project No. P-019-111-010;
Replumb Supply Lines REBID

PROCUREMENT METHOD

Competitive Sealed Bids

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 5-GM (Cont.)

CONTRACT NO. & TITLE

Project No. G-022-110-010;
Bridge Repairs

PROCUREMENT METHOD

Small Procurement

AWARD

Mann's Construction
Hancock, MD

AMOUNT

\$10,840.00

FUND SOURCE

MCCBL FY2010 Item 016

D. Point Lookout State Park
Scotland, MD (St. Mary's County)

DESCRIPTION

This project provides architectural engineering design, construction administration and post services for the complete renovation of the bathhouse in the two buildings.

REMARKS

An approved list of consultants was developed for DGS to provide Architectural services for construction projects through the State's Small Business Reserve program. Under this process individual contract awards may not exceed \$25,000. Selected firms may be awarded more than one contract in rotation basis.

CONTRACT NO. & TITLE

Project No. P-065-092-110;
Renovation of Bathhouse, Malone and
Lanier Camping Loops

PROCUREMENT METHOD

Maryland Architectural and Engineering
Services Act

AWARD

GDS+, Inc.
Bethesda, MD

AMOUNT

\$24,960.00

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL/MISCELLANEOUS

ITEM 6-GM

DESCRIPTION

In accordance with provisions of the State Finance and Procurement Article, Section 12-202, Annotated Code of Maryland, Board of Public Works approval is requested for the following construction inspection expenditures related to the capital improvement project identified below:

<u>Project Description</u>	<u>Amount</u>	<u>Fund Source</u>
Project No. VC-005-080-001 Inspections Services for Garrison Forest Veterans Cemetery; Expansion of Burial Capacity and Construct Administrative/ Maintenance Buildings Baltimore County, MD	\$61,954.60	CA2011/Item 234
	<hr/> \$61,954.60 Total	

REMARKS

This is an anticipated amount for additional construction inspection services, subject to necessary extensions, in the event the construction takes longer than expected to complete. Construction inspection services are required to ensure compliance with the requirements of the construction contract.

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 7-RP

DEPARTMENT OF AGRICULTURE

Maryland Agricultural Land Preservation
Foundation (MALPF)
Agricultural Land Preservation Easements
(Various Properties)

REFERENCE

Approval is requested for the Maryland Agricultural Land Preservation Foundation (MALPF), Department of Agriculture, to accept option contracts for the purchase of agricultural preservation easements on the following properties:

SPECIAL CONDITIONS

Grantor relinquishes all rights to develop or subdivide the land for industrial, commercial, or residential use. Land shall be preserved solely for agricultural use in accordance with provisions of the Agricultural Article. No commercial signs or bill boards are permitted, and there shall be no dumping on land except as is necessary to normal farming operations. Grantor shall manage the property in accordance with sound agricultural practices. Grantee shall have the right to enter land for inspection. No public rights are granted. The term of these easements shall be in perpetuity pursuant to Agriculture Article Section 2-514.1.

A) As to items 1 through 3, pursuant and subject to the provisions of Agriculture Article Section 2-513, Grantor has elected to reserve the right to apply for release of a lot to convey to himself or his children for the purpose of constructing a dwelling for personal use as follows: one lot of one acre or less if the subject property is at least 20 acres, but less than 70 acres, two lots of one acre or less if the subject property is at least 70 acres, but less than 120 acres, or three lots of one acre or less if the subject property is 120 acres or more.

B) As to items 4 through 10, pursuant and subject to the provisions of Agriculture Article Section 2-513, Grantor has elected to reserve to himself, and his assigns, the right to apply for release of one unrestricted lot, that may be conveyed to himself or others.

C) As to items 11 through 17, the Grantor is waiving the right to request any additional lots.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY**ITEM** 7-RP (Cont.)

<u>Grantor</u>	<u>Property</u>	<u>Price</u>
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FAMILY LOTS**Frederick County**

1. Meleah & John Wright 10-11-02	196.3 Ac Less 1 acre Per dwelling	\$1,308,510.00 \$ 6,700.00/acre
	(Appraised Value)	(Agricultural Value) (Easement Value)
a. Belinko (fee)	\$1,699,110.00	\$132,431.48 \$1,566,678.52
b. Randall (fee)	\$1,562,400.00	\$132,431.48 \$1,429,968.52

Review Appraiser: Beach

Prince George's County

2. Daniel Donohue 16-11-03	148.94 Ac Less 1 acre Per dwelling	\$1,311,599.73 \$ 8,865.75/acre
	(Appraised Value)	(Agricultural Value) (Easement Value)
a. Kelleher (staff)	\$1,405,000.00	\$93,400.27 \$1,311,599.73
b. Gatewood (fee)	\$ 875,000.00	\$93,400.27 \$ 781,599.73
c. Hooper (fee)	\$1,701,000.00	\$93,400.27 \$1,607,599.73

Review Appraiser: Kelleher

3. Campbell Farm, LLC 17-09-03	200 Ac	\$500,000.81 \$ 2,500.00/acre
	(Appraised Value)	(Agricultural Value) (Easement Value)
a. Andrews (staff)	\$1,460,000.00	\$240,537.00 \$1,219,463.00
b. Cadell (fee)	\$1,690,000.00	\$240,537.00 \$1,449,463.00
c. Cline (fee)	\$1,100,000.00	\$240,537.00 \$ 859,463.00

Review Appraiser: Kelleher

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 7-RP (Cont.)

UNRESTRICTED LOTS

Allegany County

4. Wilda Yonker	67.5 Ac	\$174,949.69	
01-11-01	Less 1 acre	\$ 2,630.70/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Pugh (fee)	\$205,000.00	\$30,050.31	\$179,949.69
b. Bowers (fee)	\$266,000.00	\$30,050.31	\$235,949.69

Review Appraiser: Kelleher

Baltimore County

5. John Maguire	160.4 Ac	\$962,400.00	
03-11-06		\$ 6,000.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Muller (fee)	\$1,363,000.00	\$65,462.33	\$1,297,537.67
b. Hentschel (fee)	\$1,250,000.00	\$65,462.33	\$1,184,537.67

Review Appraiser: Kelleher

Carroll County

6. Dawn & Jeremy Wagerman	80.088 Ac	\$393,067.50	
06-11-02	Less 1 acre	\$ 4,970.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Belinko (fee)	\$561,525.00	\$46,254.54	\$515,270.46
b. Muller (fee)	\$696,000.00	\$46,254.54	\$649,745.46

Review Appraiser: Kelleher

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY**ITEM** 7-RP (Cont.)**Frederick County**

7. Thomas & Brenda Ripley	23.27 Ac		\$167,519.99	
10-11-03			\$ 7,198.97/acre	
		(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Beach (staff)		\$209,400.00	\$20,038.00	\$189,362.00
b. Belinko (fee)		\$158,236.00	\$20,038.00	\$138,198.00
c. Randall (fee)		\$251,300.00	\$20,038.00	\$231,262.00

Review Appraiser: Beach

Montgomery County

8. Roy & Kathy Stanley	75.7402Ac		\$653,157.90	
15-11-03	Less 1 acre		\$ 8,739.04/acre	
	Per dwelling			
		(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Peters (fee)		\$ 710,000.00	\$56,842.10	\$653,157.90
c. Pugh (fee)		\$ 600,000.00	\$56,842.10	\$543,157.90

Review Appraiser: Kelleher

Queen Anne's County

9. Donald & Susan Anders	159.09* Ac		\$349,998.00	
17-99-08			\$ 2,200.00/acre	
		(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Andrews (staff)		\$1,115,000.00	\$201,163.62	\$ 913,836.38
b. Cadell (fee)		\$1,375,000.00	\$201,163.62	\$1,173,836.38
c. Cline (fee)		\$ 950,000.00	\$201,163.62	\$ 748,836.38

Review Appraiser: Andrews

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY**ITEM** 7-RP (Cont.)

10. Monica & Wm Moore	179 Ac	\$356,000.00	
17-11-01	Less 1 acre	\$ 2,000.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Andrews (staff)	\$1,210,000.00	\$131,826.33	\$1,078,173.67
a. Cadell (fee)	\$1,460,000.00	\$131,826.33	\$1,328,173.67
b. Cline (fee)	\$ 890,000.00	\$131,826.33	\$ 758,173.67

Review Appraiser: Andrews

LOTS WAIVED
Baltimore County

11. Thorne & Hannah Gould	73.16 Ac	\$432,960.00	
03-11-04	Less 1 acre	\$ 6,000.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a Kelleher (staff)	\$ 866,000.00	\$54,590.41	\$ 811,409.59
b. Hentschel (fee)	\$ 785,000.00	\$54,590.41	\$ 730,409.59
c. Muller (fee)	\$1,082,000.00	\$54,590.41	\$1,027,409.59

Review Appraiser: Kelleher

12. Beverly Nelson	26.99 Ac	\$175,435.00	
03-11-08		\$ 6,500.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Muller (fee)	\$323,900.00	\$11,041.67	\$312,858.33
b. Hentschel (fee)	\$260,000.00	\$11,041.67	\$248,958.33

Review Appraiser: Kelleher

13. A & M Smalley	88.3 Ac	\$630,742.50	
03-11-11	Less 1 acre	\$ 7,225.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a Muller (fee)	\$1,222,000.00	\$66,482.57	\$1,155,517.43
b. Hentschel (fee)	\$ 950,000.00	\$66,482.57	\$ 883,517.43

Review Appraiser: Kelleher

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 7-RP (Cont.)

Dorchester County

14. J & L Wheedleton 09-07-01	70.7 Ac Less 1 acre Per dwelling	\$228,168.38 \$ 3,273.58/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Cadell (fee)	\$315,000.00	\$86,831.62	\$228,168.38	
b. Cline (fee)	\$293,000.00	\$86,831.62	\$206,168.38	

Review Appraiser: Kelleher

Prince George's County

15. Daniel Donohue 16-11-04	21 Ac Less 1 acre Per dwelling	\$186,830.90 \$ 9,341.55/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Kelleher (staff)	\$ 200,000.00	\$13,169.10	\$ 186,830.90	
b. Gatewood (fee)	\$ 195,000.00	\$13,169.10	\$ 181,830.90	
c. Hooper (fee)	\$ 250,000.00	\$13,169.10	\$ 236,830.90	

Review Appraiser: Kelleher

Somerset County

16. Pitman Carey, III 19-91-04	142.49 Ac Less 1 acre Per dwelling	\$325,608.87 \$ 2,301.29/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Cadell (fee)	\$ 515,000.00	\$107,600.00	\$ 407,400.00	
b. Cline (fee)	\$ 495,000.00	\$107,600.00	\$ 387,400.00	

Review Appraiser: Andrews

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 7-RP (Cont.)

17. William Dryden	52.5 Ac	\$162,818.57	
19-08-08	Less 1 acre	\$ 3,224.13/acre	
	Per dwelling		
	(2 dwellings)		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$ 220,000.00	\$57,181.43	\$ 162,818.57
b. Cline (fee)	\$ 202,000.00	\$57,181.43	\$ 144,818.57

Review Appraiser: Andrews

FUND SOURCES

\$2,331,142.41	615 09501 AY 09
\$3,376,745.72	L00 A11.11 State SF12
<u>\$2,611,879.71</u>	L00 A11.11 County SF12
\$8,319,767.84	Total

TOTAL ACRES (TA)

1,765.4682

TA LESS DWELLINGS

1,752.4682

AVERAGE PRICE PER ACRE

\$4,747.46

REMARKS

1. The Department of Agriculture recommends acceptance of these contracts.
2. The Department of General Services has reviewed the appraisals and has recommended that each appraisal "a." listed above be the appraised value of the land on which the easement is to be acquired.
3. As to #9 Anders acquisition, an Easement will be acquired over 270 acres, but purchase price reflects payment for only 159.09 acres. 112 acres are already restricted from development. An Easement over the total 270 acres will require the total farm to remain in common ownership, unless otherwise approved by MALPF.

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 8-LL-OPT

DEPARTMENT OF HEALTH AND
MENTAL HYGIENE

Office of Capital Planning
Hollywood, MD (St. Mary's County)

Tenant

The ARC of Southern Maryland, Inc.
P.O. Box 1860
Prince Frederick, MD 20678

Property Location

24387 McIntosh Rd.
Hollywood, MD 20636

Space Type Group Home

Lease Type Renewal

Square Feet 3,700

Duration 5 Years

Effective 11/1/2011

Annual Rent \$1.00

Utilities Responsibility

Tenant

Custodial Responsibility

Tenant

Previous Board Action(s)

7/16/2003 – Item #12-L, 10/4/2006- Item # 11-LL

Special Conditions

1. This space is to continue to be used for and only for a group home for developmentally disabled individuals.
2. The tenant shall be responsible for all maintenance of the property.
3. The tenant shall be responsible for obtaining all permits, licenses, inspections and approvals required for its use and occupancy of the premises.
4. The tenant shall maintain at its expense, throughout the term, insurance against loss or liability in connection with bodily injury, death, property damage or destruction, occurring within the demised premises. General Comprehensive Liability insurance will have a minimum coverage of \$1,000,000 combined single limit per occurrence and shall contain broad form GCL Endorsement or its equivalent.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

LANDLORD LEASE

ITEM 8-LL-OPT (Cont.)

5. The tenant shall indemnify and hold harmless the State of Maryland and the Department of Health and Mental Hygiene against any and all liability or claim of liability including reasonable attorney's fees, arising out of tenant's use and occupancy, conduct, operation or management of the premises during the term.
6. The Landlord may terminate this lease during any renewal term whenever the Landlord determines that termination is in the best interest of the Landlord.

REMARKS

The 3,700 sq. ft. single story home was built in a rural area within St. Mary's County in 1980 for use as a group home for developmentally disabled individuals. ARC is licensed for four clients. It contains four bedrooms and two baths.

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** 9-LT**MARYLAND HIGHER EDUCATION COMMISSION**

(Baltimore City)

Landlord Greenwald & Co., Inc.
250 West Pratt St., Suite 850
Baltimore, MD 21201

Property Location 200 W. Baltimore St.
Baltimore, MD 21202

<u>Space Type</u> Garage Parking	<u>Lease Type</u> New	<u>Number of Spaces</u> 40
<u>Duration</u> 2 Years	<u>Effective</u> 11/14/2011	
<u>Annual Rent</u> \$52,800.00	<u>Rate Per Space Per Month</u> \$110.00	

<u>Utilities Responsibility</u>	Landlord
<u>Custodial Responsibility</u>	Landlord
<u>Previous Board Action(s)</u>	None
<u>Fund Source</u>	100% Federal MHEC R62100.01

Remarks

1. These spaces will be used by employees whom have been relocated from Annapolis to the Civic Plaza Building, 200 W. Baltimore Street, Baltimore City.
2. The lease contains a termination for convenience clause.
3. The agency is not in compliance with the 1:3 ratio established for this area. The agency will pay for 40 employees' parking during the term of this lease. This will provide a 2 year transition period for employees whose free parking privilege was eliminated by the relocation. After expiration of the parking lease agreement, MHEC will comply with the 1:3 parking ratio.
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** 10-LT

DEPARTMENT OF JUVENILE SERVICES Silver Spring, MD
(Montgomery County)

Landlord SEEC Corporation
8905 Fairview Rd., Suite 200
Silver Spring, MD 20910

Property Location 8905 Fairview Rd., Suite 600
Silver Spring, MD 20910

Space Type Office **Type** New **Square Feet** 3,681
Duration 10 Years **Effective** 1/1/2012
Annual Rent \$84,633.00 average **Square Foot Rate** \$23.00 average

Utilities Responsibility Landlord
Custodial Responsibility Landlord
Previous Board Action(s) N/A

Fund Source 100% General - V00I010213301F1301

Special Conditions This lease contains escalations/de-escalations for utilities, real estate taxes, and custodial services.

Remarks

1. This space will be used as an administrative and client contact office for counseling and follow up services for pre-adjudicated youth.
2. This is a relocation from the agency's current location at 8605 Cameron St. and represents a reduction in square footage of 264 net usable square feet reducing the annual rent by an average of \$1,170.75.
3. Rental rate in years 1-5 is \$22.00; in years 6-10, it is \$24.00 resulting in the average rate of \$23.00.
4. This lease contains a termination for convenience clause.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 10-LT (Cont.)

5. In accordance with the State Finance and Procurement Article, Annotated Code of Maryland the above space request was advertised in the Capital Gazette, Daily Record, *eMaryland Marketplace.com* and the DGS website. 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** 11-LT-OPT

DEPARTMENT OF PUBLIC SAFETY AND Westminster, MD
CORRECTIONAL SERVICES (Carroll County)

Landlord Dan Holding, LLC.
103 Wickwood Dr.
Rockville, MD 20850

Property Location 1004 Littlestown Pike, Suites C & D1
Westminster, MD 21157

<u>Space Type</u>	Office	<u>Lease Type</u>	Renewal	<u>Square Feet</u>	3,238
<u>Duration</u>	1 Year	<u>Effective</u>	11/1/2011		
<u>Annual Rent</u>	\$54,107.00	<u>Square Foot Rate</u>	\$16.71		
		<u>Previous Sq. Ft. Rate</u>	\$16.71		
		<u>Effective Sq. Ft. Rate</u>	\$19.33		
		<u>Prev. Eff. Sq. Ft. Rate</u>	\$19.33		

Utilities Responsibility Tenant
Custodial Responsibility Landlord

Previous Board Action(s) 8-LT dated 10/18/06; 12-L dated 6/19/02; 26-L dated 10/24/01; 27-L dated 1/31/96

Fund Source 100% Special Funds #Q00329

Special Conditions

1. This lease contains escalations/de-escalations for real estate taxes and custodial services.
2. This lease is a one (1) year extension to provide DPSCS additional time to determine its requirements in Carroll County.

Remarks

1. This space has been used since 1996 as an administrative and client contact office for the Drinking Driver Monitor Program. The Office of Criminal Supervision is responsible for monitoring and supervising the activities of those persons residing in the community mandated by the courts to participate in the program. DDMP administers Breathalyzer tests and collects urine samples at this location.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 11-LT-OPT (Cont.)

2. This lease contains a termination for convenience clause.

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

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE**ITEM** 12-LT-OPT

DEPARTMENT OF HUMAN RESOURCES Social Services Administration
Annapolis, MD
(Anne Arundel County)

Landlord Annapolis-West Limited Partnership, LLLP.
77 West St., Suite 210
Annapolis, MD 21401

Property Location 80 West St.
Annapolis, MD 21401

<u>Space Type</u>	Office	<u>Lease Type</u>	Renewal	<u>Square Feet</u>	61,310
<u>Duration</u>	10 Years	<u>Effective</u>	11/1/2011		
<u>Annual Rent</u>	\$1,031,847.30 (Avg.)	<u>Square Foot Rate</u>	\$16.83 (Avg.)		
		<u>Previous Sq. Ft. Rate</u>	\$17.30		
		<u>Effective Sq. Ft. Rate</u>	\$21.83		
		<u>Prev. Eff. Sq. Ft. Rate</u>	\$21.47		

Utilities Responsibility Lessee

Custodial Responsibility Lessor

Previous Board Action(s) 7/24/85 – 91-L, 10/4/89 – 16-L, 12/12/90 – 13-L, 5/11/94 – 28-L, 12/20/95 – 18-L, 10/24/01 – 21-L

Fund Sources

N00G00.02 7B02 1351 G0010	\$351,206.40	Fed. 66%	State 34%
N00G00.03 7C02 1351 G3010	\$433,247.04	Fed. 66%	State 34%
N00G00.04 7D02 1351 G4100	\$ 28,919.04	Fed. 66%	State 34%
N00G00.05 7E02 1351 G5000	\$187,206.72	Fed. 66%	State 34%

Special Conditions

1. The lease contains escalations/de-escalations for real estate taxes and custodial services.
2. The lease provides for one (1) renewal option for a five (5) year term.
3. The Landlord will invest in a lighting retro-fit throughout the demised premise to include occupancy sensors and digital thermostats.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 12-LT-OPT (Cont.)

Remarks

1. This space has been used since November, 2001 as administrative and client contact office for the Anne Arundel County Social Services Administration.
2. The lease contains a termination for convenience clause.
3. Through negotiations the Department of General Services secured a blended renewal rate of \$16.32 for years 1 – 5 and \$17.33 for years 6 – 10 resulting in an average of 16.83 over the term of the lease.
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** 13-LT-MOD**MARYLAND OFFICE OF THE PUBLIC DEFENDER**

(Baltimore City)

Landlord Rosser, LLC.
217 E. Redwood St.
Baltimore, MD 21202

Property Location 201 E. Baltimore St.
Baltimore, MD 21202

<u>Space Type</u>	Office	<u>Lease Type</u>	Extension/Reduction	<u>Square Feet</u>	13,339
<u>Duration</u>	1 Year	<u>Effective</u>	11/1/2011		
<u>Annual Rent</u>	\$243,169.97	<u>Square Foot Rate</u>	\$18.23		
		<u>Prev. Sq. Ft. Rate</u>	\$18.23		

Utilities Responsibility Lessor

Custodial Responsibility Lessor

Previous Board Action(s) 5/30/2001 – 23-L, 4/21/2004 – 6-L, 8/9/2006 – 14-LT

Fund Source 100% General C80 B000.01

Special Conditions Lease contains escalations/de-escalations for cleaning services, utilities and real estate taxes.

Remarks

1. Since 1972, the Maryland Office of the Public Defender has been providing legal services to those unable to afford an attorney through 12 district offices and divisions. The Baltimore district office has been at this location since 2001.
2. The Agency will reduce its current space by 6,550 square feet from 19,889 square feet to 13,339 square feet which equates to an annual reduction in rent of \$119,406.50.
3. Through negotiations the Department of General Services was able to extend the existing term at the same rate which provides the Agency the ability to proceed with formulating a competitive solicitation to relocate within the Baltimore CBD and efficiently consolidate its offices on 1 to 2 floors instead of its current configuration on 4 floors.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 13-LT-MOD (Cont.)

4. The lease contains a termination for convenience clause.

5. In accordance with the State Finance and Procurement Article, Annotated Code of Maryland, this space was handled by negotiating the renewal of an existing lease without solicitation of additional offers. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE**ITEM** 14-LT-MOD**MARYLAND OFFICE OF THE PUBLIC DEFENDER**Cumberland, MD
(Allegany County)**Landlord/Owner**Luxury Leasing, Inc.
P.O. Box 1498
Cumberland, MD 21502**Property Location**242-248 North Mechanic Street
Cumberland, MD 21502**Space Type** Office
Duration 9 Years 3 months
Annual Rent \$9,984.00**Lease Type** Additional Space
Effective 11/1/2011
Square Foot Rate \$12.00
Effective Square Foot Rate \$14.00
Square Feet 832**Previous Board Action**

1/7/1998 -16-L; 9/8/2004 – 16-L; 1/26/2011 – 15-LT-OPT

Fund Source

100% General Funds C80B0002

Special Conditions

1. The lease contains escalations/de-escalations for custodial service and real estate taxes.
2. The lease contains one (1) option renewal term of five (5) years.
3. The lease incorporates two (2) additional parking spaces free of charge.

Remarks

1. This additional space will be used as an expansion to the Office of Public Defender (OPD) administrative and client contact office located at 248 N. Mechanic Street, Cumberland, including the Children in Need of Assistance (CINA) Program. OPD mission is to provide legal services to those citizens of Maryland who are not able to afford a private sector attorney. CINA is a legal function that represents the parents of juveniles who cannot personally afford an attorney.
2. The agency currently leases 2,500 net usable square feet (nurf) of space at this location; the additional space will run concurrent with the original lease.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 14-LT-MOD (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. 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 15-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 Western Maryland Station Center, Inc. (Allegany County)
Allegany Museum*

“For the planning, design and construction of the Allegany County Museum, located in Cumberland.”

\$50,000.00

*Maryland Consolidated Capital Bond Loan of 2011 (LSI - Chapter 396, Acts of 2011)
DGS Item G025*

\$100,000.00

*Maryland Consolidated Capital Bond Loan of 2011 (LHI - Chapter 396, Acts of 2011)
DGS Item G098, SL-047-080-038*

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, 2013. The Board of Directors of Western Maryland Station Center, Inc. is utilizing the value of property to meet the matching fund requirement for this project. The Department of General Services, Real Estate Office, has reviewed the appraisal for the property located at 3 Pershing Street in Cumberland and has approved a value of \$1,800,000.00. The value of property was also utilized as match for the Loans of 2008, 2009, 2010 for a total of \$425,000.00.

BACKGROUND

Total Project	\$1,850,000.00
11-G025 (This Action)	\$ 50,000.00
11-G098 (This Action)	\$ 100,000.00
10-G023 (Prior Action)	\$ 75,000.00
10-G099 (Prior Action)	\$ 75,000.00
08-G024 (Prior Action)	\$ 50,000.00
09-G041 (Prior Action)	\$ 100,000.00
09-G088 (Prior Action)	\$ 125,000.00
Local Cost	\$1,275,000.00

(Prior Action: 3/24/2010 Agenda, Item 16-CGL; 11/3/2010 Agenda, Item 11-CGL)

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 15-CGL (Cont.)

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 16-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 Annapolis & Anne Arundel County Conference & Visitors Bureau, Inc. (Anne Arundel County)

Annapolis & Anne Arundel County Conference and Visitors Bureau

“For the acquisition, construction, repair, renovation, reconstruction, and capital equipping of the windows and roof, located in Annapolis.”

\$50,000.00

*Maryland Consolidated Capital Bond Loan of 2011 (LSI - Chapter 396, Acts of 2011)
DGS Item G028, (SL-038-050-038)*

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, 2013. The Board of Directors of the Annapolis & Anne Arundel County Conference & Visitors Bureau, Inc. is utilizing the value of property as their match. The property located at 26 West Street in Annapolis has been appraised at \$2,045,000.00. The Department of General Services, Real Estate Office, reviewed the appraisal and has accepted a value of \$2,045,000.00. A portion of the value of this property was previously utilized as match for prior grants in the amount of \$550,000.00. With the current grant; the grantee has utilized a total of \$600,000.00 of the value of property to meet the matching fund requirement.

BACKGROUND

Total Project	\$ 1,255,000.00
11-G028 (This Action)	\$ 50,000.00
06-G033 (Prior Action)	\$ 250,000.00
05-G010 (Prior Action)	\$ 300,000.00
Local Cost	\$ 655,000.00

(Prior Actions: 1/3/2007 Agenda, Item 24-CGL; 12/14/2005 Agenda, Item 26-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 16-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 17-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 Baltimore Museum of Industry, Inc. (Baltimore City)
Museum of Industry*

“For the planning, design, construction, repair, reconstruction and capital equipping of the Baltimore Museum of Industry, located in Baltimore City.”

\$250,000.00

*Maryland Consolidated Capital Bond Loan of 2010 (LSI - Chapter 483, Acts of 2010)
DGS Item G022, (SL-043-981-038)*

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 Baltimore Museum of Industry, Inc. is utilizing value of property to meet their matching fund requirement for this project. The Department of General Services, Real Estate Office, reviewed the appraisal for 1425 and 1437 Key Highway and accepted a value of \$2,625,800.00. A portion of the value of this property was previously utilized as match for prior grants in the amount of \$1,030,000.00 and, with the current grant; the grantee has utilized a total of \$1,280,000.00 of the value of property to meet the matching fund requirement.

BACKGROUND

Total Project	\$4,360,000.00
10-G022 (This Action)	\$ 250,000.00
09-G032 (Prior Action)	\$ 40,000.00
09-G080 (Prior Action)	\$ 40,000.00
08-G018 (Prior Action)	\$ 150,000.00
08-G119 (Prior Action)	\$ 150,000.00
98-G000 (Prior Action)	\$ 500,000.00
99-G000 (Prior Action)	\$ 250,000.00
00-G000 (Prior Action)	\$ 250,000.00
04-G012 (Prior Action)	\$ 150,000.00
05-G019 (Prior Action)	\$ 150,000.00
05-G020 (Prior Action)	\$ 200,000.00
07-G105 (Prior Action)	\$ 50,000.00
Local Cost	\$2,180,000.00

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 17-CGL (Cont.)

(Prior Actions: 10/27/1999 Agenda, Item 25-CGL; 3/8/2000 Agenda, Item 15-CGL; 3/22/2000 Agenda, Item 29-CGL; 12/13/2000 Agenda, Item 27-CGL; 12/19/2001 Agenda, Item 28-CGL; 4/16/2003 Agenda, Item 16-CGL; 9/17/2003 Agenda, Item 25-CGL; 2/11/2004 Agenda, Item 11-CGL; 9/8/2004 Agenda, Item 35-CGL; 4/2/2008 Agenda, Item 20-CGL; 5/21/2008 Agenda, Item 26-CGL; 8/26/2009 agenda, Item 13-CGL; 5/5/2010 Agenda, Item 12-CGL; 9/22/2010 Agenda, Item 20-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 18-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 Garrett–Jacobs Mansion Endowment Fund, Inc.
(Baltimore City)*

Garrett-Jacobs Mansion Ballroom

“For the design, repair, renovation, and reconstruction of the performance hall at the Garrett-Jacobs Mansion, located in Baltimore City.”

\$25,000.00

*Maryland Consolidated Capital Bond Loan of 2011 (LSI - Chapter 396, Acts of 2011)
DGS Item G034, (SL-007-110-038)*

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, 2013. The Board of Trustees of the Garrett-Jacobs Mansion Endowment Fund, Inc. has submitted evidence in the form of canceled checks and invoices that it has \$57,734.64 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 Garrett-Jacobs Mansion Endowment Fund, Inc. \$25,000.00 for eligible expenditures.

BACKGROUND

Total Project	\$333,668.00
11-G034 (This Action)	\$ 25,000.00
Local Cost	\$308,668.00

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 18-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 19-CGL

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

Board of Directors of Addiction Recovery, Inc. (Anne Arundel County)

Hope House

“For the repair, renovation, and capital equipping of Hope House, an alcohol and drug addiction residential treatment facility, located in Crownsville.”

\$100,000.00

Maryland Consolidated Capital Bond Loan of 2007 (LSI - Chapter 488, Acts of 2007; amended by Chapter 707, Acts of 2009) DGS Item G094 (SL-057-070-038)

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund of \$50,000.00 and the Board of Public Works to certify a matching fund no later than June 1, 2011. The Board of Directors of Addiction Recovery, Inc. has submitted documentation that it has \$180,472.39 in a financial institution to meet the matching fund requirement for this project. Documents for certification of match were received by the Department of General Services prior to May 31, 2011.

BACKGROUND

Total Project	\$300,000.00
07-G094 (This Action)	\$100,000.00 - Match \$50,000
07-G023 (Prior Action)	\$100,000.00 - Match \$50,000
Local Cost	\$100,000.00

(Prior Action: 05/06/09 Agenda, Item 19-CGL)

REMARKS

(1) The grant agreement has been modified to reflect the Maryland Department of Health and Mental Hygiene as beneficiary throughout the document. Standard grant condition #14 – Insurance is replaced with the requirements of the DHMH lease.

(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 19-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 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 Maryland Hall for the Creative Arts
(Anne Arundel County)*

Maryland Hall for the Creative Arts

“For the construction of improvements to the Maryland Hall for the Creative Arts.”

\$250,000.00

Maryland Consolidated Capital Bond Loan of 2011 (Chapter 396, Acts of 2011)

DGS Item G006, (SL-021-881-038)

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, 2013. The Board of Directors of the Maryland Hall for the Creative Arts has submitted documentation that it has \$343,090.95 in various financial institutions to meet the matching fund requirement for this project.

BACKGROUND

Total Project	\$8,000,000.00
11-G006 (This Action)	\$ 250,000.00 (Match)
06-G015 (Prior Action)	\$ 600,000.00 (No Match)
07-G013 (Prior Action)	\$ 600,000.00 (No Match)
09-G011 (Prior Action)	\$ 500,000.00 (Match)
08-G032 (Prior Action)	\$ 50,000.00 (Match)
08-G130 (Prior Action)	\$ 200,000.00 (Match)
07-G027 (Prior Action)	\$ 225,000.00 (Match)
06-G123 (Prior Action)	\$ 250,000.00 (Match)
06-G020 (Prior Action)	\$ 100,000.00 (Match)
04-G070 (Prior Action)	\$ 150,000.00 (Match)
03-G013 (Prior Action)	\$ 500,000.00 (No Match)
02-142 (Prior Action)	\$ 250,000.00 (No Match)
00-G009 (Prior Action)	\$ 250,000.00 (Match)
99-G000 (Prior Action)	\$ 300,000.00 (Match)
98-G000 (Prior Action)	\$ 250,000.00 (Match)
Local Cost	\$3,525,000.00

(27 Prior Actions: From 4/26/00 Agenda, Item 21-CGL F. through 9/21/11 Agenda, Item 23-CGL.)

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 20-CGL (Cont.)

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, as applicable, 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 enter into a grant agreement and authorize that funds be encumbered for the following grant:

Board of Directors of The Maryland School for the Blind, Inc. (Baltimore City)
The Maryland School for the Blind
“For the design, construction, and capital equipping of a new Life Education Building at the Maryland School for the Blind in Baltimore City.”
\$4,000,000.00
Maryland Consolidated Capital Bond Loan of 2011 (Chapter 396, Acts of 2011), DGS Item 021, (SL-006-110-038)

MATCHING FUND The MCCBL requires the grant recipient to provide grant documents no later than June 1, 2013. No match is required.

<u>BACKGROUND</u>	Total Project	\$ 7,594,000.00
	11-021 (This Action)	\$ 4,000,000.00
	Local Cost	\$ 3,594,000.00

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) 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	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 22-CGL

MARYLAND HIGHER EDUCATION COMMISSION

RECOMMENDATION

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

Community College of Baltimore County – Catonsville Campus

Building F Renovation – Design. Renovate the existing 45,424 GSF F Building (former Library) and provide a new 65,211 GSF addition to create a new Science Building creating labs, lecture space, student study spaces, faculty offices and planetarium to help eliminate space deficiencies in the Science and Math Departments.

\$2,452,000.00

Maryland Consolidated Capital Bond Loan of 2011, Item 014 CC-04-MC11-417

MATCHING FUND

Community College of Baltimore County – \$2,452,000.00

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

BACKGROUND

	<u>Total Amount</u>	<u>State Share</u>	<u>Local Share</u>
Total Project	\$4,904,000.00	\$2,452,000.00	\$2,452,000.00
This Action	\$4,904,000.00	\$2,452,000.00	\$2,452,000.00

REMARKS

- (1) This action is in accordance with Procedures and Guidelines adopted by MHEC 6/2/92 and approved by BPW 6/17/1992.
- (2) The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommends approval. All contracts will be awarded by the Community College of Baltimore County and signed by local authorities.
- (3) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION