

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

February 22, 2012

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DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 1-C

DEPARTMENT OF THE ENVIRONMENT

Mine Program
Garrett County, MD

CONTRACT NO. AND TITLE

Project No. F-012-100-004;
Three Forks Run Gob Pile Reclamation
ADPICS NO. 001B2400428

DESCRIPTION

Approval for a contract to re-grade and stabilize a large, steeply sloped coal refuse (gob) pile on an abandoned mine site located two miles north of the town of Kitzmiller, MD.

PROCUREMENT METHOD

Competitive Sealed Bids

BIDS OR PROPOSALS

Excavating Associates, Inc., Ellerslie, MD	\$260,939.00
Frank Arnold Construction, Inc., Oakland, MD	\$323,506.00
BYCO Enterprises, Inc., Grantsville, MD	\$343,522.00
A.L.L. Construction, Inc., Mt. Storm, WV	\$344,400.00

AWARD

Excavating Associates, Inc.
Ellerslie, MD.

AMOUNT

\$260,939.00

TERM

180 Calendar Days

MBE PARTICIPATION

10%

PERFORMANCE BOND

100% of full contract amount

REMARKS

AA notice of availability of an Invitation for Bids (IFB) was posted on the DGS Web Site, Bid Board and *eMaryland Marketplace.com*. on 11/9/2011. On 12/8/2011, four bids were received. The recommended firm, Excavating Associates, Inc. has been determined that it meets the 10% MBE goal as affirmed by the DGS MBE Office on 1/10/2012. The government estimate was \$292,000.00

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 2-M

MARYLAND STATE DEPARTMENT OF EDUCATION

Division of Rehabilitation Services (DORS)
Workforce Technology Center (WTC)
Baltimore, MD

CONTRACT NO. AND TITLE

Unarmed Uniformed Guard Services
DORS – Workforce Technology Center
ADPICS NO. 001B2400408

CONTRACT DISCRIPTION

Approval is requested for a contract to provide unarmed uniformed guard services at for the Department of Rehabilitation Services, Workforce Technology Center located in Baltimore, MD for a period of three (3) years.

PROCUREMENT METHOD

Competitive Sealed Bids

BIDS OR PROPOSALS

AMOUNT

Securemedy Inc, Waldorf, MD	\$343,200.00
Elite People Protective Services, Baltimore, MD	\$353,433.60
Twenty-Nine Sixteen Protective Guard Services, Lutherville, MD	\$375,148.80
Patriot Protective Services, Richmond, VA	\$376,896.00
BTI Security, Silver Spring, MD	\$380,889.60
Harley Security LLC, Portsmouth, VA	\$384,384.00
Triad Security Security Services Inc, Silver Spring, MD	\$384,883.20
Stronghold Security LLC, Randallstown, MD	\$392,371.20
Phoenix Technologies LLC, Lorton, VA	\$393,120.00
Proactive Special Security Services, Inc, Rockville, MD	\$411,590.40
Dunbar Guard Services, Baltimore, MD	\$428,313.60
Klowa Public Safety, Berlin, MD	\$399,360,000.00

AWARD

Securemedy Inc.
Waldorf, MD.
(MDOT certified MBE #11-110,
SBR# 11-3636)

TERM

3/1/2012-2/28/2015

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 3-M

MARYLAND DEPARTMENT OF AGRICULTURE

Headquarters Building
Annapolis, MD

CONTRACT NO. AND TITLE

Janitorial Services;
ADPICS NO. 001B2400410

DESCRIPTION

Janitorial service for the Maryland Department of Agriculture in Annapolis MD. Approval requested for a contract to provide

PROCUREMENT METHOD

Competitive Sealed Bids
(Small Business Reserve)

BIDS OR PROPOSALS

Spotless Janitorial Services, Inc., Lanham, MD	\$247,522.08
Cleaning 2 Perfection, LLC, Suitland, MD	\$249,457.32
Acclaim USA, Inc., Upper Marlboro, MD	\$259,200.24
C M Solutions, LLC, Lexington Park, MD	\$291,679.50
AFSI, Gaithersburg, MD	\$297,999.00
City Wide Maintenance of Central Maryland, Lutherville, MD	\$404,566.08
Best Building Services, Inc., Bowie, MD	\$498,840.00

AWARD

Spotless Janitorial Services, Inc.
Lanham, MD
(MDOT certified MBE #02-229,
SBR# 11-2115)

TERM

3/1/2012 - 2/28/2015

AMOUNT

\$247,522.08 (3 years)

MBE PARTICIPATION

100% (See Remarks below)

PERFORMANCE BOND

N/A

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 3-M (Cont.)

REMARKS

A notice of availability of an Invitation for Bids (IFB) was posted on the DGS Web Site, Bid Board and *eMaryland Marketplace.com*. as a Small Business Reserve (SBR) procurement with a 5% Minority Business Enterprise goal. Seven responsive and responsible bids were received. Of the bids received all were certified SBR vendors and four of the bidders were also certified MBE vendors including Spotless Janitorial Services, Inc. The recommended contractor has committed to a 5% sub-contracting participation.

The contract shall furnish all labor, material, supplies and equipment necessary to perform the daily, weekly, semi-annual and annual cleaning required under the contract and the contractor shall perform the required janitorial services in strict conformity with the standards, materials and conditions specified for the Maryland Department of Agriculture Headquarters Building, located at 50 Harry S. Truman Parkway, Annapolis, MD 21401.

The recommended bidder, Spotless Janitorial Services, Inc., has confirmed their bid price and is a certified MBE/SBR vendor.

FUND SOURCE

L00 FY'13-15 13301 0813
L00 FY'13-15 13409 0813
L00 FY'13-15 13509 0813

RESIDENT BUSINESS

Yes

TAX COMPLIANCE NO

12-0137-0111

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 4-M-OPT

DEPARTMENT OF HEALTH AND
MENTAL HYGIENE

Rosewood Hospital Center
Owings Mills, MD.

CONTRACT NO. AND TITLE

Project No. 001B2400416;
Unarmed Uniformed Guard Services
ADPICS NO. COE

ORIGINAL CONTRACT APPROVED

2/9/2011 DGS/BPW Item 6-M

CONTRACTOR

Twenty-Nine Sixteen Protective Services,
Lutherville, MD
(SBR# 10-1520)

CONTRACT DESCRIPTION

Approval is requested for a contract to provide unarmed uniformed guard service at the Rosewood Center property for a period of one year with the option for an additional year.

OPTION DESCRIPTION

Exercising the sole one-year renewal option to provide unarmed uniformed guard service at the Rosewood Hospital Center.

TERM OF ORIGINAL CONTRACT

3/1/2011-2/29/2012 (W/1 one-year renewal option)

TERM OF OPTION

3/1/2012-2/28/2013

AMOUNT OF ORIGINAL CONTRACT

\$240,608.00

AMOUNT OF OPTION

\$240,608.00 (1 year)

PRIOR MODIFICATIONS/OPTIONS

None

REVISED CONTRACT AMOUNT

\$481,216.00

ORIGINAL PROCUREMENT METHOD

Competitive Sealed Bids

ORIGINAL MBE PARTICIPATION

5%

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 5-GM

REFERENCE

In accordance with provisions of the State Finance and Procurement Article, Section 8-301, Annotated Code of Maryland, the Board of Public Works approval is requested for the use of General Obligation Bond funding for the contract(s) noted below in the total amount of \$193,014.72 (2 items)

A. Department of Health and Mental Hygiene Western Maryland Hospital Center
Hagerstown, MD

DESCRIPTION

This modification provides for additional A/E services during the Construction Administration phase of the project to include additional site visits, design work, submittals approval, phasing plans and field inspections to insure the contractor completed the work required by design.

REMARKS

During the construction phase of this project numerous problems were encountered by field conditions beyond anyone's control. To manage the design and maintain control of the ongoing work in the hospital's environment, additional phasing plans, field inspections, design work and meeting attendance were required of the A/E. Additionally, this modification changes the funding stream to MCCBL funds.

CONTRACT NO. AND TITLE

Project No.: DS-521-080-001;
HVAC Renovation

ORIGINAL CONTRACT APPROVAL

DGS/DPRB 10/2/2007; Item 40-E-006

PROCUREMENT METHOD

Maryland Architectural and Engineering Services Act

ARCHITECT/ENGINEER

Kibart, Inc.
Towson, MD

ORIGINAL CONTRACT AMOUNT

\$49,993.47

MODIFICATION AMOUNT

\$10,134.72

PRIOR MODIFICATIONS/OPTIONS

\$12,457.15

REVISED CONTRACT AMOUNT

\$72,585.34

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 5-GM (Cont.)

PERCENT +/- (THIS MODIFICATION) 20.2 %

OVERALL PERCENT +/- 45.1 % Cumulatively

FUND SOURCE MCCBL 2009/Item 007 (Provide funds for the State Capital Facilities Renewal Program-Statewide)

B. Department of Public Safety and Correctional Services Maryland House of Corrections (MHC)
Jessup, MD

DESCRIPTION The project consists of the replacement of existing boiler control systems. This work includes removal of the existing obsolete boiler control system modules and the installation of new boiler controls, equipment and instrumentation. All work to be completed at the Power Plant at the Maryland House of Corrections for Males in Jessup, MD.

REMARKS The contract duration is 90 calendar days. Sufficient funds are available. The recommended contractor has confirmed its bid.

CONTRACT NO. AND TITLE Project No. KJ-610-110-001;
Replace Boiler Controls at Boiler Plant

PROCUREMENT METHOD Competitive Sealed Bids

AWARD Limbach Company, LLC
Laurel, MD

AMOUNT \$182,880.00

MBE PARTICIPATION 25%

HIRING AGREEMENT ELIGIBLE Yes

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 5-GM (Cont.)

FUND SOURCE

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

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 6-GM

REFERENCE

In accordance with provisions of the State Finance and Procurement Article, Section 8-301, Annotated Code of Maryland, the Board of Public Works approval is requested for the use of General Obligation Bond funding for the contract(s) noted below. Any modifications listed below reflect the change in funding from POS funds to General Obligation Bond funds (MCCBL) also noted below. Total amount of funds used is \$40,332.00 (2 items).

The fund source for the two items below will be designated as:
MCCBL 2011/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. Soldiers Delight (Patapsco) State Park
(Howard County)

DESCRIPTION

This item is to encumber funds for the reference project. DNR has already issued the contract. This award was approved under authority delegated to DNR by the Secretary of DGS.

REMARKS

The project is to demolish/dispose of lead contaminated corncrib. Demolish brick piers, cut approx. 15 trees, final grade, seed and mulch. Remove/Dispose of approx. 1850 sf asbestos containing exterior transite, approx 1000 sf vinyl siding, approx 220 sf wood flooring and asbestos containing floor tile and wood underlayment at properties at Soldiers Delight State Park. Unit Prices are included in Base Bid.

CONTRACT NO. AND TITLE

Project No. P-041-120-110;
Remove Hazardous Materials

PROCUREMENT METHOD

Small Procurement

AWARD

Retro Environmental Inc.
Sykesville, MD

AMOUNT

\$20,450.00

FUND SOURCE

MCCBL 2011/Item 008

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL/MISCELLANEOUS

ITEM 7-GM

REFERENCE

Department of Natural Resources
Project No: P-040-072-010
Construction of New Well
Madonna Ranger Station

DESCRIPTION

Reference is made to the January 4, 2012 Board of Public Works Agenda Item 3-GM (C) wherein the Board approved the use of General Obligation Bond funds to award a contract to Jones Well Drilling, Inc. in the amount of \$18,329.00.

BPW approval is now requested to revise the fund source as follows:

FROM: \$18,329.00 – Item 011/MCCBL 2011

TO: \$18,329.00 – Item 011/MCCBL 2010

Reason: Incorrect bond year.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 8-GM (Cont.)

The requested contract extensions would enable JPPM to analyze this extra material, and the results of this analysis will be incorporated into the interpretive exhibits that will be developed for this site, as part of the RITES program. The extension will also allow JPPM to produce a required final research report on the excavations, as well as on-line resources about the project, which will be of great use to scholars and educational institutions. Secondly, extending the two staff contracts will allow JPPM to deal with and mitigate any unexpected archaeological finds that are made during the actual construction and installation of the RITES trails and exhibits.

This is of particular concern at the 17th-century Kings Reach site, which may be the single-most important interpretive stop along the trail. Until the project exhibit designers come up with a plan for re-building, in some fashion, the structures that once stood at this site, we won't know how the construction might impact archaeological resources buried there. We can assume that any construction plan will have at least some impact on these resources, and the RITES archaeological staff will help in mitigating this impact, since existing JPPM permanent archaeological staff will not be able to handle this on their own. And if any other unexpected finds are made elsewhere along the RITES trail system during construction, JPPM will have the archaeological staff in place to deal with this, if the two current contracts are extended. The requested contract extensions are not for the purpose of undertaking any new work not already specified in the original RITES capital plan, nor to do any work unrelated to the RITES project. The extensions will merely allow appropriate and satisfactory completion of the RITES archaeological work that has already begun, which has proven to be more complicated than expected. These complications are good, in the sense that they will tell the public a much richer story about what occurred here in the past, but they nevertheless will require additional staff time in order to deal with them properly.

The work of this contract extension is to insure that the archeological data will be consistent with the required effort to follow the construction of the trail and exhibit stations scheduled for this location.

Due to the highly specialized and historical nature of the project, the Maryland Historical Trust will be in charge of and will administer this work. With the Department of General Services and the Maryland Department of Planning oversight, State finance and procurement procedures will be followed in the procurement of services, equipment, supplies and documentation will be maintained for audit purposes.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 8-GM (Cont.)

FUND SOURCE

MCCBL 2009/Item 012 (Provide funds to design and construct a system of trails and exhibits at the Jefferson Patterson Park and Museum)

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**MILITARY DEPARTMENT**

La Plata Armory
3.41 acres
File # 00-4205 (Charles County)

REFERENCE

Approval is requested to declare surplus the La Plata Armory, located at 14 W. Hawthorne Dr. in Charles County, and to offer it to Charles County. Per Section 13-217 of the Maryland Public Safety Code, the county or municipal corporation in which the armory is located has the right of first refusal to purchase the armory. Negotiations are currently underway with Charles County for a potential real property exchange with this property. Title and transfer documents are subject to legal review.

PROPERTY

3.41 +/- acres improved with 23,230 sf building

OWNERSHIP

State of Maryland, to the use of the Military Department

REMARKS

1. The Military Department has determined this property is excess to its needs.
2. The Clearinghouse conducted an intergovernmental review of the project under MD20111213-0890 and has recommended to declare the property surplus to the State, and to explore a real property exchange with Charles County subject to a perpetual historic preservation easement.
3. The Clearinghouse further recommended that that the State retain a portion of the property known as the La Plata National Guard Readiness Center, in the Inventory of the State Owned Real Property for the preservation of the State Highway Administration's right of way corridors required for future highway improvements, along U.S. 301 and MD 225.
4. The Clearinghouse also recommended that any new property owner explore leasing to the State Highway Administration nineteen (19) spaces in the La Plata National Guard Readiness Center parking area for a Park-n-Ride facility.

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 HEALTH AND
MENTAL HYGIENE

Clifton T. Perkins Hospital
1.502 acres unimproved
Howard County, MD
File #00-8417

REFERENCE

Approval is requested to declare surplus 1.502 unimproved acres at Clifton T. Perkins Hospital Center, and offer to sell the property to Howard County for the purpose of widening Dorsey Run Road. Howard County has requested this property as part of Howard County Capital Project J-4110.

OWNERSHIP

The State of Maryland, to the use of the Department of Health & Mental Hygiene

GRANTEE

Howard County, Maryland a body corporate and politic

PROPERTY

1.502 unimproved acres +/-

REMARKS

1. The Department of Health & Mental Hygiene agrees with this transaction.

2. The Clearinghouse conducted an intergovernmental review of the project under MD20110513-0305 and has recommended to declare 1.502 acres of land at Clifton T. Perkins Hospital Center surplus to the State, and offer to sell the land to Howard County.

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**JUDICIARY OF MARYLAND**District Court
Baltimore City, MD**Landlord**The Mayor and City Council of Baltimore City
City Hall
100 N. Holliday St.
Baltimore, MD 21202**Property Location**People's Court Building
501 E. Fayette St. (Fayette and Gay Sts.)
Baltimore, MD 21202

<u>Space Type</u>	Courtrooms/Offices	<u>Lease Type</u>	New	<u>Square Feet</u>	42,192
<u>Duration</u>	10 Years	<u>Effective</u>	3/10/2012		
<u>Annual Rent</u>	\$662,414.40	<u>Square Foot Rate</u>	\$15.70 (1 st 5 Years)		
	(Years 1-5)	<u>Square Foot Rate</u>	\$16.00 (2 nd 5 Years)		
	\$675,072.00	<u>Prev. Sq. Ft. Rate</u>	\$8.50		
	(Years 6-10)				

Utilities Responsibility

Landlord

Custodial Responsibility

Landlord

Previous Board Actions5/11/1994-25-L; 7/24/1991-8-L; 8/13/1986-43-L;
6/10/1981-L-A-24;
4/07/1976-Letter of Approval; 10/3/72-Letter of Approval**Fund Source**

100% General COO 10 PCA 00004 01 AOBJ 1301

Special Conditions

1. The lease incorporates 6 reserved and 10 use-in-common parking spaces free of charge.
2. The lease contains one (1) option renewal term of five (5) years.

Remarks

1. The District Court has occupied this space since July 1971. The Court adjudicates all civil and rent cases as well as administering the Eviction Prevention program and Alternate Dispute Resolution program.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 11-LT (Cont.)

2. The City has completed major renovations and upgrades to the facility.
3. The lease contains a termination for convenience clause.

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**COMPTROLLER OF MARYLAND**Revenue Administration
Wheaton, MD
(Montgomery County)**Landlord**Lakewood at Georgia Ave. LLP
11 North Washington St., Suite 600
Rockville, MD 20850**Property Location**11510 Georgia Ave.
Wheaton, MD 20902

<u>Space Type</u>	Office	<u>Lease Type</u>	Renewal	<u>Square Feet</u>	2,992
<u>Duration</u>	1 Year	<u>Effective</u>	3/1/2012		
<u>Annual Rent</u>	\$71,808.00	<u>Square Foot Rate</u>	\$24.00		
		<u>Previous Sq. Ft. Rate</u>	\$24.00		

Utilities Responsibility

Landlord

Custodial Responsibility

Landlord

Previous Board Action(s)

8/22/2007 11-LT, 5/8/2002 13-L, 4/30/1997 14-L

Fund Source

100% General Funds E00A0401 Aobj1301

Special Conditions

1. This lease provides 10 use-in-common parking spaces.
2. This lease contains escalations/de-escalations for real estate taxes, janitorial services, and utilities.

Remarks

1. This space has been used since June 1, 1997 to provide taxpayer services to the residents of Montgomery County. The office also conducts audits, engages in collection activities and ensures compliance with Maryland revenue laws.
2. DGS Office of Real Estate is extending the current lease for one (1) year to accommodate the request from the Office of the Comptroller to relocate to a space that will provide more onsite parking.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 12-LT-OPT (Cont.)

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

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE**ITEM** 13-LT-OPT**DEPARTMENT OF ASSESSMENT AND TAXATION**Westminster, MD
(Carroll County)**Landlord** Winchester Exchange LLC.
10415 Stevenson, MD 21153**Property Location** 15 E Main St.
Westminster, MD 21157

<u>Space Type</u>	Office	<u>Lease Type</u>	Renewal	<u>Square Feet</u>	5,985
<u>Duration</u>	5 Years	<u>Effective</u>	3/1/2012		
<u>Annual Rent</u>	\$92,767.50	<u>Square Foot Rate</u>	\$15.50		
		<u>Previous Sq. Ft. Rate</u>	\$14.50		

<u>Utilities Responsibility</u>	Landlord
<u>Custodial Responsibility</u>	Landlord
<u>Previous Board Action(s)</u>	7/26/2006 9-LT

Fund Source 100% General Funds E50C00.02 PCA 25601.1301**Special Conditions** This lease contains escalations/de-escalations for real estate taxes, janitorial services, and utilities.**Remarks**

1. The agency has occupied the space since December, 2006, to provide taxpayer services to residents of Carroll County including audits, collection activities and the investigation of compliance with revenue laws.
2. Through negotiations, the DGS Office of Real Estate secured a cost avoidance of \$14,962.50 over the term of the lease by reducing the stated renewal rate from \$16.00 per net usable square foot to \$15.50 per net usable square foot.
3. The lease contains a termination for convenience clause.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 13-LT-OPT

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

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE**ITEM** 14-LT-OPT**MARYLAND DEPARTMENT OF EDUCATION**

Division of Rehabilitation Services (DORS)

Lanham, MD

Prince Georges County

LandlordBrit-Forbes II, LLC.
5410 Edson Ln., Suite 200
Rockville, MD 20852**Property Location**BECO Park at Forbes Center
4451 Parliament Pl., Suite Z
Lanham, MD 20706

<u>Space Type</u>	Office	<u>Lease Type</u>	Renewal	<u>Square Feet</u>	5,430
<u>Duration</u>	5 Years	<u>Effective</u>	3/1/2012		
<u>Annual Rent</u>	\$92,310.00	<u>Square Foot Rate</u>	\$17.00		
		<u>Previous Sq. Ft. Rate</u>	\$19.00		
		<u>Effective Sq. Ft. Rate</u>	\$19.25		
		<u>Prev. Eff. Sq. Ft. Rate</u>	\$21.93		

Utilities Responsibility

Tenant

Custodial Responsibility

Landlord

Previous Board Action(s)

6/1/2005-15-L

Fund Source100% Federal funds Vocational Rehabilitation Basic
Support 568102 PCA U6071 Object 1301**Special Conditions**

1. The lease contains escalations for real estate taxes and janitorial services.
2. This lease has two (2) renewal options for five (5) years subject to Board of Public Works approval.

Remarks

1. The agency has been at this location since 2001 and assists clients with disabilities.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 14-LT-OPT (Cont.)

2. Through negotiations the DGS Office of Real Estate secured a \$2.00 per net usable square foot rent reduction resulting in a rent savings of \$54,300.00 over the term of the lease. The Landlord will install new energy efficient lighting and HVAC system.
3. This 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** 15-LT-OPT**MARYLAND STATE DEPARTMENT OF EDUCATION**Office of Child Care
Easton, MD
(Talbot County)**Landlord**Eastern Shore Retirement Associates Limited Partnership
702 Idelwild Ave.
Easton, MD 21601**Property Location**301 Bay St., Ste. #4
Easton, MD 21601

<u>Space Type</u>	Office	<u>Lease Type</u>	Renewal	<u>Square Feet</u>	2,415
<u>Duration</u>	10 Year	<u>Effective</u>	3/1/2012		
<u>Annual Rent</u>	\$38,519.25 (Avg.)	<u>Square Foot Rate</u>		\$15.95 (Avg.)	
		<u>Effective Sq. Foot Rate</u>		\$17.95 (Avg.)	
		<u>Previous Sq. Ft. Rate</u>		\$15.25	
		<u>Prev. Eff. Sq. Ft. Rate</u>		\$17.25	

Utilities Responsibility

Tenant

Custodial Responsibility

Landlord

Previous Board Action(s)

11/29/1995-19-L, 8/29/2001-27-L, 8/30/2006-18-LT

Fund Source

30% R00J7521/ 30% Federal, J7012/ 40% General, J7522:

Special Conditions

The lease provides for escalations on increases in real estate taxes, cleaning services and supplies, and snow/ice removal.

Remarks

1. This agency has utilized this space since 5/1/1996. This space is used as the Talbot County Office of Child Care to license day care homes, investigate complaints on unregistered day care providers and provide continuing education and training for child care providers.
2. The rental rate for lease years 1-3 is \$15.00 per net usable square foot, \$15.50 per net usable square foot for lease years 4-6 and \$17.00 per net usable square foot for lease years 7-10 for an average term rental rate of \$15.95 per net usable square foot.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 15-LT-OPT (Cont.)

- 3. The Landlord will retrofit the lighting with energy efficient ballast to accommodate T-8 lights and install lighting sensors.
- 4. The lease contains a termination for convenience clause.
- 5. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.02.05.05. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 16-CGL

MARYLAND HIGHER EDUCATION COMMISSION

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

Anne Arundel Community College

*Library Building Renovation/Addition – Construction/Furniture & Equipment Allocation
The proposed project involves the renovation of the existing 43,750 GSF Library Building and a 31,260 GSF addition for computer areas, developmental reading and tutoring, circulation desk area.*

\$5,058,000.00

Maryland Consolidated Capital Bond Loan of 2011, Item 014.

CC-11-MC09/10/11 -407

MATCHING FUND Anne Arundel Community College – \$5,058,000.00

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

<u>BACKGROUND</u>	<u>Total Amount</u>	<u>State Share</u>	<u>Local Share</u>
Total Project	\$21,548,000.00	\$10,774,000.00	\$10,774,000.00
This Action	\$10,116,000.00	\$ 5,058,000.00	\$ 5,058,000.00
Previous Action -19-CGL, 04/06/11	\$ 9,870,000.00	\$ 4,935,000.00	\$ 4,935,000.00
Previous Action -14-CGL, 01/06/10	\$ 1,562,000.00	\$ 781,000.00	\$ 781,000.00

REMARKS

- (1) This action is in accordance with Procedures and Guidelines adopted by MHEC 6/2/1992 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 Anne Arundel Community College and signed by local authorities.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 16-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 17-CGL

MARYLAND HIGHER EDUCATION COMMISSION

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

Montgomery College – Rockville Campus

Science West/East Building Renovation & Addition – Construction

Project provides for removal and replacement of existing building skin, electrical, mechanical and plumbing systems, new elevator, structural modifications, utility and site improvements.

\$6,208,000.00

Maryland Consolidated Capital Bond Loan of 2001, Item 151 - \$30,292.47;

MCCBL 2002, Item 159 - \$10,250.00; MCCBL 2003, Item 033 - \$66,017.27;

MCCBL 2004, Item 025 - \$244,756.41; MCCBL 2005, Item 019 - \$176,364.67;

MCCBL 2006, Item 020 - \$103,220.18; MCCBL 2011, Item 014 - \$5,577,099

CC-01-MC01/02/03/04/05/06/11-414

MATCHING FUND Montgomery College – \$6,208,000.00

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

<u>BACKGROUND</u>	<u>Total Amount</u>	<u>State Share</u>	<u>Local Share</u>
Total Project	\$14,446,000.00	\$7,223,000.00	\$7,223,000.00
This Action	\$12,416,000.00	\$6,208,000.00	\$6,208,000.00
Previous Action, 34-CGL, 09/07/11	\$ 2,030,000.00	\$1,015,000.00	\$1,015,000.00

REMARKS

- (1) This action is in accordance with Procedures and Guidelines adopted by MHEC 06/02/92 and approved by BPW 06/17/92.
- (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 Montgomery Community College and signed by local authorities.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 17-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 18-CGL (Cont.)

In accordance with Subtitle 13 of the Health-General Article of the *Annotated Code of Maryland*, the Board's approval is further contingent upon the State's right of recovery being included in the Deed(s) or otherwise recorded among the Land Records of Baltimore City.

No State funds will be disbursed until the grantee has presented suitable evidence to the Comptroller that it has expended the required matching funds for this project. After the grantee has met this requirement, all future invoices will be submitted to the Comptroller, who will disburse the State portion in amounts equal to the invoices submitted.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION