

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

May 2, 2012

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**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CONSTRUCTION CONTRACT**

**ITEM**           1-C (Cont.)

**REMARKS**

A notice of availability of an Invitation for Bids (IFB) was posted on the DNR Bid Board and *eMaryland Marketplace.com*. In addition, notices of availability of the opportunity for bidding were mailed to 27 contractors known to provide the required services.

This project will replace a failed section of timber bulkhead with a stone revetment on the Chesapeake Bay and reconstruct sections of old stone revetment that have deteriorated and been damaged by past storms on the Chesapeake Bay and on Black Walnut Cove.

Approval is also requested for the transfer of funds to DNR in the amount of \$1,234,207.00 for DNR's use in managing the project's construction. The transfer amount represents the bid price plus construction contingency and inspection/testing services.

**FUND SOURCE**

MCCBL 2009/Item 013 (Black Walnut Point Shoreline Erosion Control)

**RESIDENT BUSINESS**

Yes

**TAX COMPLIANCE NO.**

12-0461-1111

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CONSTRUCTION CONTRACT**

**ITEM**            2-C

**DEPARTMENT OF GENERAL SERVICES**

James Senate Building  
Annapolis, MD

**CONTRACT NO. & TITLE**

Project No. BA-000-071-301;  
College Avenue Courtyard Reconstruction  
ADPICS NO. 001B2400522

**CONTRACT DESCRIPTION**

Approval requested for a contract for the renovation and reconstruction of the College Avenue courtyard at the James Senate Building in Annapolis, MD. The work to be completed includes the complete demolition of the existing hardscaped and landscaped areas. Also, re-grading, reconstruction of landscape and hardscape features of the existing courtyard, new plant material, and various other improvements throughout the space are included.

**PROCUREMENT METHOD**

Competitive Sealed Bids

**BIDS OR PROPOSALS**

Cooper Materials Handling, Inc., Vienna, VA	\$266,741.00
Boblits Enterprises, LLC, Hughesville, MD	\$268,086.00
McDonnell Landscape, Brookville, MD	\$328,500.00
DSM Properties, LLC, Randallstown, MD	\$343,000.00
Richard Beavers Construction, Inc., Easton, MD	\$485,675.00

**AMOUNT**

**AWARD**

Cooper Materials Handling, Inc.  
Vienna, VA

**AMOUNT**

\$266,741.00

**TERM**

180 Days

**MBE PARTICIPATION**

28.5%

**PERFORMANCE BOND**

100% of full contract amount

**REMARKS**

A notice of availability of an Invitation for Bids (IFB) was posted on the DGS Web Site, Bid Board and *eMaryland Marketplace.com*. The project was advertised for construction on February 29, 2012. Five bids were received

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CONSTRUCTION CONTRACT**

**ITEM**            2-C (Cont.)

The MBE goal of 25% was met and exceeded by the recommended awardee and affirmed by the MBE Office.

Cooper Materials Handling Inc. has provided an MBE subcontracting goal of 28.5% overall of which 12% (\$32,008.92) is for a Women-owned firm, 8.5% (\$22,672.99) is for an African American-owned firm, and 8% is for an Asian-owned firm.

This project will provide much needed renovations to the landscape pavers and plantings in the College Avenue Courtyard. The re-grading of the entire courtyard towards College Avenue will create positive drainage away from the perimeter of the James Building, eliminating a source of infiltration into the basement of the building. The replacement of the deteriorated front entry steps from the College Avenue sidewalk will be a safety improvement for employees using that building entrance. The Government estimate is \$302,459.00.

**FUND SOURCE**

MCCBL 2006, Item 014 (Provide funds for the design, construction, and capital equipping of improvements and safety enhancements to the Annapolis Public Buildings and Grounds, limited to the James Senate Office Building, Legislative Services Building, House Office Buildings, Miller Senate Building,....)

**RESIDENT BUSINESS**

No

**TAX COMPLIANCE NO.**

12-0697-1110

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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 (Cont.)

<b><u>BIDS OR PROPOSALS (Cont.)</u></b>	<b><u>Tech.</u></b> <b><u>Rank</u></b>	<b><u>Financial</u></b> <b><u>Price (Rank)</u></b>	<b><u>Overall</u></b> <b><u>Rank</u></b>
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Offerors

*Petroleum Traders Corporation*  
*Fort Wayne, IN*

3

\$22,470,720.00 (3)

3

Replacement of Fuel Management System

N/A

Maintenance of Existing System

N/A

Provision of Fuels for Fuel Management System

N/A

Provision of Aggregate (Bulk) Fuels

\$22,470,720.00

(All Regions all bulk fuels, Transport only)

*ISObunker, LLC, Aston, PA*

4

\$28,929,217.00

4

Replacement of Fuel Management System

N/A

Maintenance of Existing System

N/A

Provision of Fuels for Fuel Management System

N/A

Provision of Aggregate (Bulk) Fuels

\$28,929,217.00

(Region B Gasoline Transport only, Region C Gasoline Transport and Tank wagon, Region C Ultra-Low Sulfur Diesel Transport only)

Note: All cost for Maintenance of Existing System, Provision of Fuels for Fuel Management System, and Provision of Aggregate (Bulk) Fuels are estimated amounts.

Financial factors had greater weight than Technical factors in the overall award determination.

**AWARD**

Mansfield Oil Company  
Gainesville, GA

**TERM**

8/1/2012-7/31/2017 (W/2 two-year renewal options)

**AMOUNT**

\$ 61,973,618.00 (1st year base contract w/one-time fees)  
\$243,280,616.00 (Years 2-5 Base Contract)  
 \$305,254,234.00 (Total 5 Year Base)  
 \$121,640,308.00 (1<sup>st</sup> 2-year renewal option)  
\$121,640,308.00 (2<sup>nd</sup> 2-year renewal option)  
 \$548,534,850.00 Total





**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**MAINTENANCE CONTRACT**

**ITEM**            3-M (Cont.)

As stated in the RFP, the Evaluation Committee's recommendation to the Procurement Officer is to award to the firm or firms whose proposal is determined to be the most advantageous to the State considering technical evaluation factors and financial/price factors as set forth in this RFP based on three (3) scenarios listed below.

1. An offeror may propose on all Tasks under the RFP. (Tasks 1, 2, 3, 4, 5, 6, 7 and 8)
2. If an offeror wishes to propose on Task 1-Replace the Existing Fuel Dispensing and Management System the offeror shall also propose on Task 2, Task 3, Task 4, Task 6, Task 7 and Task 8.
3. If an offeror wishes to propose only on Task 5-Supply and Deliver all State Required Aggregated/Bulk Fuel Requirements, not included under the MSFDMS, the offeror shall also propose on Task 8 (MBE Goal of 15%). In addition, if only Task 5 and 8 are offered it is permissible to only bid on certain regions within the Product category. For example; Region C on Table 3 Transport #2 Heating Oil may only be proposed.

Task 1	Replace the Existing Fuel Dispensing and Management System
Task 2	Purchase, Delivery and Provide Inventory Optimization of Fuel Products Dispensed via the MSFDMS Program
Task 3	Testing and Monitoring-Environmental/Operational, Programmatic and Compliance Requirements:
Task 4	Weekly Invoicing
Task 5	Supply and Deliver all State Required Aggregated Fuel Requirements Not Included Under the MSFDMS
Task 6	Compressed Natural Gas
Task 7	Emergency Response
Task 8	Achieve Socio-Economic Goals

While the objective is to award to one prime contractor who would be responsible for all aspects of the contract, it is recognized that it may be in the State's best interest to award to multiple contractors based upon the various technical and financial options offered.

Upon review of the offers submitted, Mansfield Oil Company offered on Scenario 1, provision of all tasks; Quarles Petroleum, Inc. offered on Scenario 2, provision all but task 5 (provision of aggregate fuels); ISObunkers, LLC offered on Scenario 3, the provision of bulk fuel only; and Petroleum Traders Corporation also offered on Scenario 3, the provision of bulk fuel only.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**MAINTENANCE CONTRACT**

**ITEM**           3-M (Cont.)

Awarding to Quarles Petroleum, Inc. would also mean awarding contracts to ISOBunkers, LLC and Petroleum Traders Corporation to cover the bulk fuel. ISOBunkers, LLC and Petroleum Traders Corporation offers for bulk fuel do not cover all types of fuel, regions or types of transport.

On March 6, 2012 the Evaluation Committee finished its evaluation of the proposals received. A Financial Best and Final Offer (BAFO) was requested and received which concluded that the proposal submitted by Mansfield Oil Company represents a proposal that is most advantageous to the State, considering price and other factors identified in the Request for Proposals (RFP). Having one prime contractor would be of the greatest advantage and in the best interest of the State of Maryland.

Mansfield Oil Company had the lowest overall price and was ranked technically #1 and has met the minimum requirements set forth in RFP and showed the greatest institutional capacity and technological capability for executing all tasks listed in the RFP and provided the lowest pricing for replacement and maintenance of the existing fuel management system.

A 15% MBE Participation Goal was established for this contract. Maryland reciprocal preference law does not apply because Georgia, the State in which the recommended awardee resides, does not have an in-state preference for contracts.

<b><u>FUND SOURCE</u></b>	Various Users throughout the State
<b><u>RESIDENT BUSINESS</u></b>	No
<b><u>TAX COMPLIANCE NO</u></b>	12-0264-1001

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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**

Capital Projects Unencumbered Balances

**DESCRIPTION**

Approval is requested for the transfer of unencumbered balances for funds associated with completed Capital Projects in accordance with State Finance and Procurement Article, Section 8-129, Annotated Code of Maryland.

The Department of General Services and Department of Budget and Management (Office of Capital Budgeting) have reviewed the unencumbered balances and recommend approval of the following actions:

Transfer spending authority to the Construction Contingency Fund of \$52,286.21. An itemized listing of completed projects is provided below.

Original  
Authorization

**MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2002**

**Chapter 290 of the 2002 Laws of Maryland**

ST. MARY'S COLLEGE OF MD

121	New Academic Building	\$ 2,196.72	\$ 1,543,000.00
	Total MCCBL 2002	\$ 2,196.72	

**MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2003**

**Chapter 204 of the 2003 Laws of Maryland**

DEPARTMENT OF NATURAL RESOURCES

024	Dam Rehabilitation Program	\$ 704.64	\$ 300,000.00
	Total MCCBL 2003	\$ 704.64	

**MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2004**

**Chapter 432 of the 2004 Laws of Maryland**

DEPARTMENT OF NATURAL RESOURCES

016	Dam Rehabilitation Program	\$43,906.05	\$ 500,000.00
	ST. MARY'S COLLEGE OF MD		
020	New Academic Building	\$ 93.47	\$18,576,000.00
	MARYLAND PUBLIC TELEVISION	\$ 5,385.33	
	Total MCCBL 2004	\$49,384.85	





**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**REAL PROPERTY**

**ITEM**            8-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, 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 2, 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 3 through 5, 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 6 through 9, the Grantor is waiving the right to request any additional lots.



**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**REAL PROPERTY****ITEM** 8-RP (Cont.)

<b><u>Grantor</u></b>	<b><u>Property</u></b>	<b><u>Price</u></b>	
<b><u>FAMILY LOTS</u></b>			
<b><u>St. Mary's County</u></b>			
1. Malcolm Goode	55.44Ac	\$ 891,718.74	
18-08-07	Less 1 acre	\$ 16,379.84/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Kelleher (staff)	\$ 925,500.00	\$33,781.26	\$ 891,718.74
b. Cline (fee)	\$ 710,000.00	\$33,781.26	\$ 676,218.74
c. Peters (fee)	\$1,197,700.00	\$33,781.26	\$1,163,918.74
Review Appraiser: Kelleher			
2. Jerel Spence	67.01 Ac*	\$ 462,168.80	
18-11-05		\$ 6,897.01/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Kelleher(staff)	\$503,000.00	\$40,831.20	\$462,168.80
b. Cline (fee)	\$370,000.00	\$40,831.20	\$329,168.80
c. Peters (fee)	\$549,500.00	\$40,831.20	\$508,668.80
Review Appraiser: Kelleher			
<b><u>UNRESTRICTED LOTS</u></b>			
<b><u>Cecil County</u></b>			
3. Garren Family R.E. P.	50 Ac	\$ 300,000.00	
07-06-04		\$ 6,000.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Page (fee)	\$1,150,000.00	\$25,904.40	\$1,124,095.60
b. Muller (fee)	\$1,000,000.00	\$25,904.40	\$ 974,095.60
Review Appraiser: Andrews			
4. Garren Family R.E. P.	50 Ac	\$ 300,000.00	
07-06-05		\$ 6,000.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Page (fee)	\$1,150,000.00	\$21,146.08	\$1,128,853.92
b. Muller (fee)	\$1,000,000.00	\$21,146.08	\$ 978,853.92
Review Appraiser: Andrews			

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**REAL PROPERTY**

**ITEM**            8-RP (Cont.)

**St. Mary's County**

5. Danny's Lane, LLC	58.21 Ac	\$ 308,030.90	
18-11-01	Less 1 acre	\$ 5,384.21/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Kelleher (staff)	\$343,500.00	\$35,469.10	\$308,030.90
b. Cline (Fee)	\$310,000.00	\$35,469.10	\$274,530.90
c. Peters (fee)	\$457,700.00	\$35,469.10	\$422,230.90

Review Appraiser: Kelleher

**LOT WAIVER**

**Cecil County**

6. Walter Drummond	63.278 Ac	\$ 153,195.00	
07-00-08A	Less 1 acre	\$ 2,500.00/acre	
	Per dwelling		
	(2 Dwellings)		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Muller (fee)	\$613,000.00	\$53,546.06	\$559,453.94
b. Page (fee)	\$490,000.00	\$53,546.06	\$436,453.94

Review Appraiser: Andrews

7. William & Freda Fell	56.28 Ac	\$ 510,842.44	
07-09-10		\$ 9,076.80/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Muller (fee)	\$675,000.00	\$66,220.25	\$608,779.75
b. Page (fee)	\$535,000.00	\$66,220.25	\$468,779.75

Review Appraiser: Andrews

**Talbot County**

8. Cuncell Family Trust	96.74 Ac	\$ 282,659.77	
20-09-03	Less 1 acre	\$ 2,952.37/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Andrews (staff)	\$765,000.00	\$83,253.04	\$681,746.96
b. Cadell (fee)	\$860,000.00	\$83,253.04	\$776,746.96
c. McCain (fee)	\$620,000.00	\$83,254.04	\$536,745.96

Review Appraiser: Andrews



**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**REAL PROPERTY**

**ITEM**            9-RP

**DEPARTMENT OF HEALTH & MENTAL  
HYGIENE**

Clifton T. Perkins Hospital  
 1.502 acres fee simple  
 0.0922 acres utility easement  
 0.0528 acres temporary easement  
 Howard County, MD  
 File #00-8417

**REFERENCE**

Approval is requested to sell 1.502 acres to Howard County for the purpose of widening Dorsey Run Road. Reference is made to Item 10-RP, of the 2/22/12 Board of Public Works meeting, in which approval was given to declare this property surplus. Approval is also requested to grant 0.922 acres in utility easements and 0.528 acres as a temporary, revertible grading easement. Howard County has requested this property as part of Howard County Capital Project J-4110.

The Deed and 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 Health & Mental Hygiene

**GRANTEE**

Howard County, Maryland a body corporate and politic

**PROPERTY**

1.502 acres +/- in fee simple  
 0.0922 acres in utility easements  
 0.528 acres as temporary, revertible grading easement

**PRICE**

\$277,650.00

**APPRAISED VALUES**

\$277,650.00 – 7/25/2011 – John J. Hentschel - Fee Appraiser

\$365,850.00 – 6/7/2011 – Stephen H. Muller - Fee Appraiser

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**REAL PROPERTY**

**ITEM**            9-RP (Cont.)

**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.
3.        Legislative notification was made regarding the 1.502 acres disposal per letter dated February 29, 2012, in accordance with State Finance & Procurement Section 10-305.
4.        It is also recommended to grant permanent, storm-water and utility easements of 0.922 acres and temporary, revertible grading easements of 0.528 acres to Howard County. Howard County expressed an interest in acquiring the land and easements in order to widen Dorsey Run Road, as part of the Howard County Capital Project J-4110.
5.        The final Easement Plats lists a total fee simple area of 1.502 acres, total permanent utility easement area of 0.922 acres and total temporary, revertible grading easement area of 0.528 acres.

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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**MARYLAND SUBSEQUENT INJURY FUND**

**Landlord** 222 – 224 Schilling Circle, LLC  
9613 Gerst Rd.  
Perry Hall, MD 21128-9702

**Property Location** 222 Schilling Circle, Suite 180  
Hunt Valley, MD 21031

<b><u>Space Type</u></b>	Office	<b><u>Lease Type</u></b>	New	<b><u>Square Feet</u></b>	4,702
<b><u>Duration</u></b>	10 Years	<b><u>Effective</u></b>	8/1/2012		
<b><u>Annual Rent</u></b>	\$103,820.16 (Avg.)	<b><u>Square Foot Rate</u></b>	\$22.08 (Avg.)		

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

**Fund Source** 100% Special C94I0001 PCA10003 Object 1301

**Special Conditions**

1. The lease provides for use-in common parking spaces free of charge.
2. Tenant has the right to renew this lease one (1) time for a five (5) year term subject to Board of Public Works approval.

**Remarks**

1. This agency will use this space to review and investigate workers' compensation claims that involve pre-existing health conditions that substantially increase the disability of injured workers.
2. The net usable square foot rental rate is \$22.65 throughout the ten (10) year term. The first 3 months of the first lease year shall be abated resulting in a 10 year average rate of \$22.08. The 3 months rent abatement achieves a savings of \$25,955.00.
3. This lease contains a termination for convenience clause.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**TENANT LEASE**

**ITEM**          10-LT (Cont.)

4.          In accordance with the State Finance and Procurement Article, Annotated Code of Maryland the above space request was advertised in the 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.

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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 AGRICULTURE**

Forest Pest Management  
City of Frederick  
Frederick County

**Landlord**

Frederick Tech II Owner, LLC  
c/o McShea Management Company  
100 Lake Forest Boulevard, Suite 500  
Gaithersburg, MD 20877

**Property Location**

5303 Spectrum Drive, Suite F  
Frederick, MD 21701

<b><u>Space Type</u></b>	Office	<b><u>Lease Type</u></b>	Renewal	<b><u>Square Feet</u></b>	1,725
<b><u>Duration</u></b>	5 Years	<b><u>Effective</u></b>	5/15/2012		
<b><u>Annual Rent</u></b>	\$23,632.50 Avg.	<b><u>Square Foot Rate</u></b>	\$13.70 Avg		
		<b><u>Eff. Sq. Foot Rate</u></b>	\$16.70 Avg.		
		<b><u>Prev. Sq. Foot Rate</u></b>	\$16.50		

**Utilities Responsibility**

Tenant

**Custodial Responsibility**

Tenant

**Previous Board Action(s)**

2/23/2011-11-LT; 5/6/2009-15-LT; 4/4/2003-9-L;  
9/24/1997-20-L; 1/29/1992-29-L

**Fund Source**

100% General L00A14.02 PCA 42101 OBJ 1301

**Special Conditions**

1. The lease contains escalations/de-escalations for real estate taxes.
2. The lease incorporates 12 parking spaces, at no cost to the State.

**Remarks**

1. The space has been used by Forest Pest Management since 1992. The unit conducts gypsy moth monitoring, spraying and evaluation in the counties of Howard, Carroll, Frederick, Montgomery, and Eastern Washington. The office also is involved in the survey and detection of other forest pests.



**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**TENANT LEASE**

**ITEM**            11-LT-OPT (Cont.)

- 2.     The Landlord is making the space more energy efficient by replacing T-12 lamps with T-8 lamps with electric ballast, replacing digital thermostats with digital programmable thermostats, installing occupancy sensors in all areas to turn off lights when space is vacant, replacing current HVAC unit servicing this suite, and replacing exit signs with LED exit signs.
  
- 3.     The rental rate structure is \$13.50 for years 1 – 3 and \$14.00 for years 4 – 5 resulting in an average rate of \$13.70 per net usable square foot.
  
- 4.     This 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.

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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**MARYLAND STATE DEPARTMENT OF EDUCATION**

Office of Child Care  
Frederick, MD  
(Frederick County)

**Landlord**

Frederick Tech II Owner, LLC  
c/o McShea Management Company  
100 Lake Forest Boulevard, Suite 500  
Gaithersburg, MD 20877

**Property Location**

5303 Spectrum Drive, Suite G  
Frederick, MD 21701

<b><u>Space Type</u></b>	Office	<b><u>Lease Type</u></b>	Renewal	<b><u>Square Feet</u></b>	2,967
<b><u>Duration</u></b>	10 Years	<b><u>Effective</u></b>	5/15/2012		
<b><u>Annual Rent</u></b>	\$43,911.60 Avg.	<b><u>Square Foot Rate</u></b>	\$14.80 Avg.		
		<b><u>Eff. Sq. Ft. Rate</u></b>	\$17.80 Avg.		
		<b><u>Prev. Sq. Ft. Rate</u></b>	\$16.50		

**Utilities Responsibility**

Tenant

**Custodial Responsibility**

Tenant

**Previous Board Action(s)**

9/15/1999-18-L; 9/8/2004-18-L; 2/23/2011-10-LT

**Fund Sources**

30% General R00J7012, 40% Federal: J7522,  
30% Federal J7521:

**Special Conditions**

1. The lease contains escalations/de-escalations for real estate taxes.
2. The lease incorporates 12 reserved parking spaces, at no cost to the State

**Remarks**

1. The space has been used since 1999 as the Frederick County Child Care offices which license day care homes and centers; investigate complaints on unregistered care; provide continuing education for child care providers and conduct public information meetings of potential providers.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**TENANT LEASE**

**ITEM**            12-LT-OPT (Cont.)

2.     The Landlord is making the space more energy efficient by replacing T-12 lamps with T-8 lamps with electric ballast, replacing digital thermostats with digital programmable thermostats, installing occupancy sensors in all areas to turn off lights when space is vacant, replacing current HVAC unit servicing this suite, and replacing exit signs with LED exit signs.
  
3.     The rental rate structure is \$13.50 for years 1 – 3; \$14.00 for years 4 – 5; \$15.50 for years 6 – 7; \$16.00 for year 8 – 9; and \$16.0 for year 10, resulting in an average annual rate of \$14.80 per net usable square foot over the term is based off the following ten (10) year rent structure.
  
4.     This 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**

**TENANT LEASE****ITEM** 13-LT-MOD

**DEPARTMENT OF JUVENILE SERVICES** Baltimore County Juvenile Services  
Towson, MD (Baltimore County)

**Landlord** Towson Station, LLC  
17 W. Pennsylvania Ave., Suite 500  
Towson, MD 21204

**Property Location** 308 Washington Ave.  
Towson, MD 21204

<b><u>Space Type</u></b>	Office	<b><u>Lease Type</u></b>	Extension	<b><u>Square Feet</u></b>	8,593
<b><u>Duration</u></b>	1 Year	<b><u>Effective</u></b>	6/1/2012		
<b><u>Annual Rent</u></b>	\$151,666.45	<b><u>Square Foot Rate</u></b>		\$17.65	
		<b><u>Effective Sq. Ft. Rate</u></b>		\$20.65	
		<b><u>Previous Sq. Ft. Rate</u></b>		\$17.65	
		<b><u>Previous Eff. Sq. Ft. Rate</u></b>		\$20.65	

**Utilities Responsibility** Tenant  
**Custodial Responsibility** Tenant  
**Previous Board Action(s)** 8/1/2001-13-L, 9/4/2002-21-L

**Fund Source** 100% General PCA 1301B AOBJ 1301

**Special Condition** The lease provides for escalations on increases in real estate taxes only.

**Remarks**

1. This space will be used by the Department of Juvenile Services to provide counseling and follow-up services for pre-adjudicated and adjudicated youths.
2. The extension will provide additional time for the Agency to formulate an RFP to acquire new space within the agency's catchment area.
3. The lease contains a termination for convenience clause.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**TENANT LEASE**

**ITEM**          13-LT-MOD (Cont.)

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

---

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            14-CGL

**RECOMMENDATION** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

*Board of Trustees of the Episcopal Community Services of Maryland, Inc.  
(Baltimore City)*

*Collington Square Community Kitchen*

*“For the construction of the Collington Square Community Kitchen, located in Baltimore City.”*

***\$100,000.00***

*Maryland Consolidated Capital Bond Loan of 2010 (LSI - Chapter 483, Acts of 2010)  
DGS Item G028, SL-064-100-038*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2012 and the Board of Public Works to certify a matching fund. The Board of Trustees of the Episcopal Community Services of Maryland, Inc. has submitted documentation that it has received a \$25,000.00 grant from the Frances-Merrick Foundation and a \$75,000.00 grant from the Harry and Jeanette Weinberg Foundation, Inc. for a total of \$100,000.00 to meet the matching fund requirement for this project.

<b><u>BACKGROUND</u></b>	Total Project	\$370,000.00
	<b>10-G028 (This Action)</b>	<b>\$100,000.00</b>
	Local Cost	\$270,000.00

**REMARKS**

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

---

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            15-CGL

**RECOMMENDATION** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

*Board of Directors of The "New" Greenmount West Community Association  
(Baltimore City)*

*Greenmount West Community Resource Center*

*“For the acquisition, design, construction, repair, and renovation of the Greenmount West Community Resource Center, located in Baltimore City.”*

***\$100,000.00***

*Maryland Consolidated Capital Bond Loan of 2010 (LHI - Chapter 483, Acts of 2010)  
DGS Item G108, SL-056-100-038*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2012 and the Board of Public Works to certify a matching fund. The Board of Directors of The "New" Greenmount West Community Association has submitted evidence in the form of invoices and canceled checks that it has \$222,900.00 in eligible expenditures to meet the matching fund requirement for this project. BPW approval is also requested to reimburse the Board of Directors of The "New" Greenmount West Community Association \$100,000.00 for eligible expenditures.

**BACKGROUND**

Total Project	\$820,000.00
<b>10-G108 (This Action)</b>	<b>\$100,000.00</b>
Local Cost	\$720,000.00

**REMARKS**

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

---

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            16-CGL

**RECOMMENDATION** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

*Board of Directors of Peninsula Regional Medical Center  
(Wicomico County)*

*Peninsula Regional Medical Center*

*“To assist in the construction, renovation, and capital equipping of a post-partum and nursery area.”*

***\$240,000.00***

*Maryland Consolidated Capital Bond Loan of 2010 (MHA - Chapter 483, Acts of 2010)  
DGS Item G020, SL-065-100-038*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2012 and the Board of Public Works to certify a matching fund. The Board of Directors of Peninsula Regional Medical Center has submitted documentation that it has \$21,326,642.47 in a financial institution to meet the matching fund requirement for this project.

**BACKGROUND**

Total Project	\$750,000.00
<b>10-G020 (This Action)</b>	<b>\$240,000.00</b>
Local Cost	\$510,000.00

**REMARKS**

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

---

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	



**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            17-CGL

**RECOMMENDATION** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

*Board of Trustees of St. Mary’s of the Assumption Church  
(Prince George’s County)*

*St. Mary’s School Gymnasium and Multi-Purpose Room*

*“For the construction of the St. Mary’s School Gymnasium and Multi-Purpose Room, located in Upper Marlboro.”*

**\$25,000.00**

*Maryland Consolidated Capital Bond Loan of 2010 (LSI - Chapter 483, Acts of 2010; and as amended by Chapter 396, Acts of 2011)*

*DGS Item G083, SL-068-100-038*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2012 and the Board of Public Works to certify a matching fund. The Board of Trustees of St. Mary’s of the Assumption Church has submitted evidence in the form of canceled checks and invoices that it has \$176,987.00 in eligible expenditures to meet the matching fund requirement for this project.

BPW approval is also requested to reimburse the Board of Trustees of St. Mary’s of the Assumption Church \$25,000.00 for eligible expenditures.

**BACKGROUND**

Total Project	\$4,500,000.00
<b>10-G083 (This Action)</b>	<b>\$ 25,000.00</b>
Local Cost	\$4,475,000.00

**REMARKS**

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

---

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            18-CGL

**RECOMMENDATION** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

*Board of Directors of Union Hospital of Cecil County  
(Cecil County)*

*Union Hospital of Cecil County*

*“To assist in the renovation and reconstruction of the surgical suite.”*

***\$2,000,000.00***

*Maryland Consolidated Capital Bond Loan of 2010 (MHA - Chapter 483, Acts of 2010)  
DGS Item G017, SL-067-100-038*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2012 and the Board of Public Works to certify a matching fund. The Board of Directors of Union Hospital of Cecil County has submitted documentation that it has \$3,627,407.90 in a financial institution to meet the matching fund requirement for this project.

<b><u>BACKGROUND</u></b>	Total Project	\$8,701,000.00
	<b>10-G017 (This Action)</b>	<b>\$2,000,000.00</b>
	Local Cost	\$6,701,000.00

**REMARKS**

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

---

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            19-CGL

**RECOMMENDATION** That the Board of Public Works enter into a grant agreement for the following grant:

*County Executive and County Council of Wicomico County (Wicomico County)*  
*Wicomico Youth and Civic Center*

*“For the construction, repair, renovation, and reconstruction of the Wicomico Youth and Civic Center.”*

***\$1,500,000.00***

*Maryland Consolidated Capital Bond Loan of 2010 (Chapter 483, Acts of 2010)*  
*DGS Item 026, (SL-015-070-038)*

**MATCHING FUND** No match is required. The MCCBL requires the grant recipient to provide grant documents no later than June 1, 2012.

**BACKGROUND**

Total Project	\$3,500,000.00
<b>10-026 (This Action)</b>	<b>\$1,500,000.00</b>
07-G015 (Prior Action)	\$1,000,000.00
Local Cost	\$1,000,000.00

(Prior Action: 04/16/08 Agenda, Item 14-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) 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**            20-CGL

**RECOMMENDATION** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

*Board of Directors of the Friends of Cedar Lane, Inc. (St. Mary's County)*

*Cedar Lane Apartment Renovations*

*“For the renovation, reconstruction, and capital equipping of the Cedar Lane Apartments, including replacement of the roof, roof top HVAC unit, and emergency generator, located in Leonardtown.”*

***\$125,000.00***

*Maryland Consolidated Capital Bond Loan of 2006 (Chapter 046, Acts of 2006 and as amended by Chapter 372, Acts of 2010)*

*DGS Item G203, (SL-032-090-038)*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2012 and the Board of Public Works to certify a matching fund. The Board of Directors of the Friends of Cedar Lane, Inc. has submitted documentation that it has \$192,778.36 in a financial institution to meet the matching fund requirement.

**BACKGROUND**

Total Project	\$505,548.00
<b>06-G203 (This Action)</b>	<b>\$125,000.00</b>
09-G141 (Prior Action)	\$125,000.00
Local Cost	\$255,548.00

(Prior Action: 10/6/10 Agenda, Item 10-CGL)

**REMARKS**

(1) The grant agreement has been modified to reflect St. Mary's Home for the Elderly, Inc., St. Mary's Home for the Elderly II, Inc., and St. Mary's Home for the Elderly III, Inc. as beneficiaries throughout the document.

(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**        20-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.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            21-CGL

**RECOMMENDATION** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

*Mayor and City Council of the City of Baltimore (Baltimore City)*

*Glen Avenue Firehouse*

*“For the repair, renovation, and capital equipping of the Glen Avenue Firehouse, located in Baltimore City.”*

***\$75,000.00***

*Maryland Consolidated Capital Bond Loan of 2010 (Chapter 483, Acts of 2010; and as amended by Chapter 396, Acts of 2011)*

*DGS Item G107, (SL-070-100-038)*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2012 and the Board of Public Works to certify a matching fund. The Mayor and City Council of the City of Baltimore has submitted evidence in the form of canceled checks and invoices that it has \$135,279.90 in eligible expenditures to meet the matching fund requirement for this project.

BPW approval is also requested to reimburse the Mayor and City Council of the City of Baltimore \$60,279.90 for eligible expenditures.

**BACKGROUND**

Total Project	\$328,430.00
<b>10-G107 (This Action)</b>	<b>\$ 75,000.00</b>
Local Cost	\$253,430.00

**REMARKS**

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

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION	WITHOUT DISCUSSION		

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            22-CGL

**RECOMMENDATION** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

*Board of Directors of the Harford Memorial Hospital (Harford County)*

*Harford Memorial Hospital*

*“To assist in the design, construction, renovation, and expansion of vacant space to create additional medical surgical bed capacity and an improved family waiting area.”*

***\$1,015,000.00***

*Maryland Consolidated Capital Bond Loan of 2010 (MHA - Chapter 483, Acts of 2010)  
DGS Item G019, SL-066-100-038*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2012 and the Board of Public Works to certify a matching fund. The Board of Directors of the Harford Memorial Hospital has submitted evidence in the form of canceled checks and invoices that it has \$1,934,263.26 in eligible expenditures to meet the matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse the Board of Directors of the Harford Memorial Hospital \$919,263.26 for eligible expenditures.

<b><u>BACKGROUND</u></b>	Total Project	\$2,447,904.00
	<b>10-G019 (This Action)</b>	<b>\$1,015,000.00</b>
	Local Cost	\$1,432,904.00

**REMARKS**

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

---

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            23-CGL

**RECOMMENDATION** That the Board of Public Works certify matching funds and enter into grant agreements for the following grants:

*Board of Directors of the Little Sisters of the Poor of Baltimore, Inc.  
(Baltimore County)*

*Little Sisters of the Poor Boiler Room*

*“For the design, acquisition, construction, repair, renovation, reconstruction, and capital equipping of boilers and the boiler room, located in Catonsville.”*

***\$125,000.00***

*Maryland Consolidated Capital Bond Loan of 2011 (LSI - Chapter 396, Acts of 2011)  
DGS Item G023*

***\$125,000.00***

*Maryland Consolidated Capital Bond Loan of 2011 (LHI - Chapter 396, Acts of 2011)  
DGS Item G096, SL-027-110-038*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2013 and the Board of Public Works to certify a matching fund. The Board of Directors of the Little Sisters of the Poor of Baltimore, Inc. has submitted evidence in the form of canceled checks and invoices that it has \$836,879.70 in eligible expenditures to meet the matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse the Board of Directors of the Little Sisters of the Poor of Baltimore, Inc. \$250,000.00 for eligible expenditures.

**BACKGROUND**

Total Project	\$660,645.00
<b>11-G023 (This Action)</b>	<b>\$125,000.00</b>
<b>11-G096 (This Action)</b>	<b>\$125,000.00</b>
Local Cost	\$410,645.00

**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**            24-CGL

**RECOMMENDATION** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

*Board of Directors of the Howard County Antique Farm Machinery Club, Inc.  
(Howard County)*

*Living Farm Heritage Museum*

*“For the planning, design, construction, repair, renovation, and reconstruction of the Living Farm Heritage Museum, located in West Friendship.”*

***\$35,000.00***

*Maryland Consolidated Capital Bond Loan of 2010 (LHI - Chapter 483, Acts of 2010)  
DGS Item G128, SL-030-060-038*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2012 and the Board of Public Works to certify a matching fund. The Board of Directors of the Howard County Antique Farm Machinery Club, Inc. has submitted evidence of a \$36,999.51 in-kind contribution and \$38,275.00 in eligible expenditures in the form of canceled checks and invoices to meet the matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse the Board of Directors of the Howard County Antique Farm Machinery Club, Inc. \$35,000.00 for eligible expenditures.

**BACKGROUND**

Total Project	\$3,000,000.00
<b>10-G128 (This Action)</b>	<b>\$ 35,000.00</b>
06-G149 (Prior Action)	\$ 150,000.00
Local Cost	\$2,815,000.00
(Prior Action: 8/01/07 Agenda, Item 18-CGL)	

**REMARKS**

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

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

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**        24-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.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            25-CGL

**RECOMMENDATION** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

*Board of Directors of the St. Mary’s County Fair Association, Inc. (St. Mary’s County)  
St. Mary’s County Fairgrounds*

*“For the construction, repair, renovation, reconstruction, and capital equipping of  
the St. Mary’s County Fairgrounds, located in Leonardtown.”*

***\$75,000.00***

*Maryland Consolidated Capital Bond Loan of 2007 (Chapter 488, Acts of 2007; as  
amended by Chapter 372, Acts of 2010; and Chapter 396, Acts of 2011)*

*DGS Item G189, (SL-042-100-038)*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2012 and the Board of Public Works to certify a matching fund. The Board of Directors of the St. Mary’s County Fair Association, Inc. has submitted documentation that it has \$100,884.95 in a financial institution to meet the matching fund requirement for this project.

**BACKGROUND**

Total Project	\$270,200.00
<b>07-G189 (This Action)</b>	<b>\$ 75,000.00</b>
10-G151 (Prior Action)	\$ 60,000.00
Local Cost	\$135,200.00

(Prior Action: 9/7/2011 Agenda, Item 30-CGL)

**REMARKS**

- (1) The grant agreement has been modified to reflect the St. Mary’s Board of County Commissioners as beneficiary throughout the document.
  
- (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**          25-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.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            26-CGL

**RECOMMENDATION** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

*Baltimore City Fire Department (Baltimore City)*

*Swann Avenue Firehouse*

*“For the repair, renovation, and capital equipping of the Swann Avenue Firehouse, located in Baltimore City.”*

***\$75,000.00***

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

*DGS Item G113, (SL-069-100-038)*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2012 and the Board of Public Works to certify a matching fund. The Baltimore City Fire Department has submitted evidence in the form of canceled checks and invoices that it has \$100,960.20 in eligible expenditures to meet the matching fund requirement for this project.

BPW approval is also requested to reimburse the Baltimore City Fire Department \$25,960.20 for eligible expenditures.

**BACKGROUND**

Total Project	\$206,151.00
<b>10-G113 (This Action)</b>	<b>\$ 75,000.00</b>
Local Cost	\$131,151.00

**REMARKS**

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

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            27-CGL

**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**

Barn Sprinkler System - Construction

Project will provide new fire pumps, risers, zones, wet pipe sprinkler system as well as related site and restoration work for the Barn Building.

**\$240,000.00**

Maryland Consolidated Capital Bond Loan of 2011, Item #014

CC-04-MC11-371

**MATCHING FUND**

Community College of Baltimore County – \$240,000.00

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

**BACKGROUND**

Total Project

This Action

**Total Amount**

\$480,000.00

\$480,000.00

**State Share**

\$240,000.00

\$240,000.00

**Local Share**

\$240,000.00

\$240,000.00

**REMARKS**

(1) This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.

(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