

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

May 23, 2012

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DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 1-C

DEPARTMENT OF JUVENILE SERVICES

Cheltenham, MD
(Prince Georges County)

CONTRACT NO. AND TITLE

Project No.: DC-455-090-001
Construction Management At Risk Services
for the New Youth Detention Center
Cheltenham Youth Center
ADPICS NO. 001B2400556

CONTRACT DESCRIPTION

Approval is requested for Construction Management (CM) at Risk Services for the new Youth Detention Center in Cheltenham, MD. The CM firm will provide professional management and construction services during both pre-construction and construction phases.

PROCUREMENT METHOD

Competitive Sealed Proposals

BIDS OR PROPOSALS

	<u>Tech. Rank</u>	<u>Financial Price (Rank)</u>	<u>Overall Rank</u>
<u>Offerors</u>			
Turner Construction Company Washington, DC	2	\$1,178,450 (2)	1
PJ Dick Incorporated, Columbia, MD	3	\$1,220,000 (3)	2
Whiting-Turner Contracting Company Towson, MD	4	\$ 980,900 (1)	3
Skanska USA Building, Inc., Rockville, MD	1	\$1,552,800 (4)	4

AWARD

Turner Construction Company
Washington, DC

AMOUNT

\$178,450.00 (Pre-Construction Services
Management Fee Only) See Remarks

MBE PARTICIPATION

35%

PERFORMANCE BOND

100% of full contract amount

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 1-C (Cont.)

REMARKS

A notice of the Request For Proposals (RFP) was posted on DGS's Web Site, Bid Board and at *eMarylandMarketplace.com*. Seven firms submitted technical proposals which were evaluated in conformance with criteria established in the RFP document. Four firms were found to be qualified to proceed to oral presentations. Technical rankings shown above were based on the firm's Technical Proposal and the Oral Presentation.

As stated in the description above, this contract will provide design and construction administration services for a new 72-bed state-of-the-art detention facility to house male juvenile offenders. This facility will replace deteriorated, inadequate buildings at the Cheltenham Youth Center that have various, severe deficiencies and are impractical and cost prohibitive to renovate.

The new facility is programmed at approximately 94,000 GSF. Programmed spaces include housing, administration, admissions and release, somatic and behavioral health, food service, education, recreation, visitation, staff training and maintenance, and storage. The program also includes a 5,500 square foot stand alone regional storage facility.

Technical rankings for the first three firms were very close while the fourth ranked firm's project team lagged behind with a demonstrated lack of understanding of the project in its oral presentation.

The Price Proposal evaluation was based on the firm's Pre-Construction Services and Construction Phase Services Fees. Each firm's commitment of time and staff to each phase was also considered. At the conclusion of the price proposal evaluation phase, the difference between the lowest offering firm, Whiting-Turner, with a two phase fee of \$980,900.00, and the second lowest firm and recommended awardee, Turner Construction (TCC), with a two phase fee of \$1,178,450.00 was determined to be \$197,550.00 almost 17% above the low offeror. Based on the firm's (TCC) strength of its technical proposal, the price advantage over the first technical ranked team, and its superior technical proposal over the lowest bid (technically ranked 4th) it was determined that an award to the second technically ranked and second price ranked firm was in the State's best interest.. As stated in the RFP, the Technical Proposal evaluation and Price Proposal were equally weighted.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 1-C (Cont.)

The estimated construction cost for this project is \$48,309,000.00. This Item recommends award for Pre-Construction Management services only. If DGS, on behalf of DJS, and the Contractor agree to a Guaranteed Maximum Price for construction, DGS will return to the Board with a recommendation to modify the contract to include actual construction costs, including the construction manager's construction services fees.

As a part of the technical evaluation, a Project Labor Agreement was an evaluation factor. All firms submitted evaluation packages that included the use of a Project Labor Agreement.

The use of the Project Labor Agreement has been protested, denied by the DGS Procurement Officer, and currently is awaiting a decision by the Maryland Board of Contract Appeals. DGS is requesting approval of this project in face of the protest.

FUND SOURCE

MCCBL 2009/Item 034 (Provide funds for a detailed design of a new 72-bed detention center-Prince George's County)

RESIDENT BUSINESS

No

MD TAX CLEARANCE

12-0909-1111

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT

ITEM 2-AE

DEPARTMENT OF GENERAL SERVICES Statewide

CONTRACT NO. AND TITLE Project No. DGS-12-007-IQC;
Professional Services Agreement to Provide
Structural Design and Engineering Services
for Multiple Construction Projects With
Fees \$200,000 or Less
ADPICS NO. See below

CONTRACT DESCRIPTION Approval is requested for an Indefinite
Quantity Contract (IQC) to provide Structural Design and Engineering Services for the Maryland
Department of General Services on an as needed basis. The proposed agreement will be effective
for a two (2) year base term with one (1) two-year renewal option. Individual projects awarded
under this agreement may not exceed \$200,000.00. Selected firms may be awarded more than
one project. The aggregate fee for the total of projects awarded to any firm may not exceed
\$400,000.00.

PROCUREMENT METHOD Maryland Architectural and Engineering
Services Act

<u>BIDS OR PROPOSALS</u>	<u>Qualification and Tech Scores</u>	<u>Project Limit</u>	<u>Contract Limit</u>
Morris & Ritchie Associates, Inc., Abington, MD	125.67/89.76%	\$200,000.00	\$400,000.00
Brudis & Associates, Inc., Columbia, MD	125.03/89.31%	\$200,000.00	\$400,000.00
EBA Engineering, Inc., Baltimore, MD	124.93/89.24%	\$200,000.00	\$400,000.00
Whitney, Bailey, Cox & Magnani, LLC, Baltimore, MD	124.80/89.14%	\$200,000.00	\$400,000.00
Carroll Engineering, Inc., Hunt Valley, MD	124.07/88.63%	N/A	N/A
Johnson, Mirmiran & Thompson, Sparks, MD	123.87/88.48%	N/A	N/A
Holbert Apple Associates, Inc., Olney, MD	122.32/87.37%	N/A	N/A
Morabito Consultants, Inc., Sparks, MD	122.00/87.14%	N/A	N/A
KCI Technologies, Inc., Sparks, MD	121.73/86.95%	N/A	N/A
Mehta Consultants, Inc., Baltimore, MD	120.27/85.90%	N/A	N/A
w/F&H Consultants, Inc., Cockeysville, MD(JV)			

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT

ITEM 2-AE (Cont.)

AWARDS

Morris & Ritchie Associates, Inc.,
Abington, MD
Brudis & Associates, Inc., Columbia, MD
EBA Engineering, Inc., Baltimore, MD
Whitney, Bailey, Cox & Magnani, LLC,
Baltimore, MD

AMOUNT

\$ 400,000.00 Est. (2 year base contract per
firm)
\$ 400,000.00 Est. (2 year renewal option
per firm)
\$ 800,000.00 Est. Total Per Firm (4 Years)
\$3,200,000.00 Est. Total 4 firms (4 Years)

TERM

5/25/2012-5/24/2014 (W1 two-year renewal
option)

MBE PARTICIPATION

See Remarks Below*

REMARKS

At the 2/7/2012 public meeting of the General Professional Services Selection Board (GPSSB), the Chairman of the Qualification Committee reported that 10 of the 12 firms whose technical proposals were evaluated as responsive, achieved the minimum qualifying score of 85% and were potentially eligible to provide the required services. The Committee asked the GPSSB to authorize selection of the 4 highest ranked qualifying firms to request price proposals, and negotiate fair, competitive, and reasonable rates.

*Each firm has structured its team to include MBE sub-consultants to achieve maximum available MBE participation for task order projects based upon a general scope of services as defined in the Request for Technical Proposals. MBE requirements will be evaluated and assigned on a project by project basis for each task order individually based on estimated A/E design fee, and scope of services required for each project. The MBE participation goal for projects awarded through the proposed contract typically will range from 0% to 25%, however, the State reserves the right to set a goal higher than 25% if it deems such a goal is attainable.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT

ITEM 2-AE (Cont.)

The price proposal submitted by each firm reflects billing rates for each discipline required for this contract. The billing rates are inclusive of direct salaries, fringe benefits, overhead, profit, materials, and all other costs, direct and indirect.

The fee for each project awarded under the proposed agreement shall be negotiated, and the contract for each project will be approved and executed by the State individually. Projects will normally be solicited and awarded on a rotating basis beginning with the number one ranked firm. The next opportunity for the project in normal rotation will go to the next ranked firm and so forth in the order of ranking from Negotiation Committee's technical evaluation.

An A/E firm may be assigned a project out of rotation if: (a) the firm is unable to perform the proposed assignment; (b) the hours or fees proposed by the firm for services needed cannot successfully be negotiated to an amount the State considers fair and reasonable; (c) another firm has special experience or qualifications, including geographic proximity to the site for which services are needed, that make it in the best interest of the State to give the assignment to another firm; or (d) assignment to another firm would balance the fees paid or payable for work assignments among eligible A/E firms.

The Negotiation Committee certified to the General Board at the April 25, 2012, public meeting of the GPSSB that negotiations were conducted in accordance with State Procurement Regulations, COMAR Title 21.12.04, and that negotiated rates are determined to be fair, competitive, and reasonable. Price proposals relating to the scope of work, and sample contract documents relative to an indefinite quantity contract (IQC) were presented to the GPSSB for review. The General Board's approval of request, selection/negotiation, and review of documents was performed as required by Titles 13-307 to 13-309 of the State Finance and Procurement Article, Annotated Code of Maryland. The General Board accepted the recommendation of the Negotiation Committee, and hereby submits the recommendation to the Board of Public Works for approval.

FUND SOURCES

Using Agency Funds

TAX COMPLIANCE AND ADPICS NOS.

<u>Contractor</u>	<u>Tax Compliance No.</u>	<u>ADPICS No</u>
Morris & Ritchie Associates, Inc.	12-0676-1110	001B2400549
Brudis & Associates, Inc.	12-0641-0111	001B2400550
EBA Engineering, Inc.	12-0613-1111	001B2400551
Whitney, Bailey, Cox & Magnani, LLC	12-0615-1111	001B2400552

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT

ITEM 2-AE (Cont.)

RESIDENT BUSINESSES

Yes for all

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT MODIFICATION

ITEM 3-AE-MOD

DEPARTMENT OF GENERAL SERVICES

Senate Building Complex
Annapolis, MD

CONTRACT NO. & TITLE

Project No. BA-000-071-001;
Complex Beautification and Safety
Improvements
ADPICS NO. COE28539

ORIGINAL PROCUREMENT METHOD

Maryland Architectural and
Engineering Services Act

ORIGINAL CONTRACT APPROVED

DGS/DPRB 10/09/2007; Item 41-E-014

CONTRACTOR

Wheeler Goodman Masek and Assoc. Inc.
Annapolis, MD

CONTRACT DESCRIPTION

This project provides for design services for landscaping plans and safety improvements for the courtyard area in the College Avenue entrance to the James Senate Office Building and the courtyard areas between the James Building and the Miller Senate Building. The scope of services also includes an irrigation system for landscape watering and enhanced lighting to improve security.

MODIFICATION DESCRIPTION

This modification replaces funds for Bidding Phase and Construction Phase Administration Services for the construction of renovations in the College Avenue Courtyard that were expended on a prior construction contract effort that was terminated for convenience by DGS. *See remarks below.

The original project was approved within DGS delegated authority. Since this now exceeds that authority, it is now being brought to the Board for approval.

TERM OF ORIGINAL CONTRACT

487 days from NTP

TERM OF MODIFICATION

180 days

AMOUNT OF ORIGINAL CONTRACT

\$91,399.93

AMOUNT OF MODIFICATION

\$15,565.90

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT MODIFICATION

<u>ITEM</u>	3-AE-MOD (Cont.)
<u>PRIOR MODIFICATIONS/OPTIONS</u>	\$103,161.18
<u>REVISED TOTAL CONTRACT AMOUNT</u>	\$210,127.01
<u>PERCENT +/- (THIS MODIFICATION)</u>	17.0%
<u>OVERALL PERCENT +/-</u>	129.9%

REMARKS

The original contract award was through DGS-06-021-IQC. Under the original contract, it was envisioned that the construction of renovations to the Bladen Street and College Avenue courtyards would occur simultaneously under a single construction contract. Logistical concerns for security and access to the Senate Complex eventually revised the approach to be accomplished as separate construction contracts. The Bladen Street courtyard renovation construction was accomplished from August through December 2009.

The prior construction contract for the College Avenue Courtyard Reconstruction was awarded in August 2010. The Notice to Proceed was issued in January 2011, with an anticipated construction start in April 2011, after the conclusion of the General Assembly session. As of August 2011, the contractor had not started any field work on the project, and became apparent that to allow the contract to continue could lead to disruptive conditions in the Senate complex during the anticipated Special Session of the General Assembly in October 2011. The contract was terminated for convenience in September 2011.

The College Avenue Courtyard Reconstruction project has been re-bid and awarded. As such, it is necessary to replace funds for Bidding Phase and Construction Phase Administration services into the A/E contract that were expended on the prior terminated construction contract.

FUND SOURCE

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 4-M

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

Deer's Head Hospital Center
Salisbury, MD

CONTRACT NO. AND TITLE

Elevator Maintenance Service
ADPICS NO. 001B2400509

CONTRACT DESCRIPTION

Approval requested for a contract to provide elevator maintenance services for the Department of Health and Mental Hygiene, Deer's Head Hospital Center located in Salisbury, MD.

PROCUREMENT METHOD

Competitive Sealed Bids
(Single Bid)

BIDS OR PROPOSALS

Only one bid received

AWARDS

Delaware Elevator Service, Inc.,
Salisbury, MD

AMOUNT

\$92,100.00 (5 Years)

TERM

6/1/2012–5/31/2017

MBE PARTICIPATION

0%

PERFORMANCE BOND

N/A

HIRING AGREEMENT ELIGIBLE

No

REMARKS

A notice of availability of an Invitation for Bids (IFB) was posted on the DGS Web Site, Bid Board and *eMaryland Marketplace.com*. Copies of the solicitation were sent to 191 prospective bidders. Only one bid was received. The bidder, Delaware Elevator Service, Inc., is the incumbent. The recommended bidder has been providing satisfactory service since August 2010. A follow up survey by the Procurement Officer determined other vendors had reasonable opportunity to respond to this solicitation.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 4-M (Cont.)

The Contractor shall furnish all labor, materials, parts, supervision, equipment, insurance, permits, etc., necessary to provide repair, adjustments, emergency service, preventive maintenance, inspections, testing and personnel extrication services for the elevators at the Deer's Head Hospital Center. Delaware Elevator Service, Inc., has confirmed its bid price.

FUND SOURCES

M00 12-17' HD30G 0835

RESIDENT BUSINESSES

Yes

TAX COMPLIANCE NO

12-0599-1001

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 5-M

DEPARTMENT OF GENERAL SERVICES Baltimore Public Buildings & Grounds
300 West Preston St.
Baltimore, MD

CONTRACT NO. AND TITLE Janitorial Services;
ADPICS NO. 001B2400510

CONTRACT DESCRIPTION Contractor shall provide all labor, equipment, and supplies necessary to perform daily, weekly, monthly and semi-annual janitorial services for approximately 102,209 net cleanable sq. ft. at the Baltimore Public Buildings & Grounds, 300 West Preston Street, Baltimore, MD. The contract term is for five (5) years beginning June 1, 2012 through May 31, 2017.

PROCUREMENT METHOD Preference Provider
(Certified Sheltered Workshop)

BIDS OR PROPOSALS \$760,954.42

AWARD Alliance, Inc.,
Baltimore, MD.
(MDOT certified MBE# 01-430)

TERM 6/1/2012 – 5/31/2017

AMOUNT \$760,954.42 (5 years)

MBE PARTICIPATION 100%

PERFORMANCE BOND N/A

HIRING AGREEMENT ELIGIBLE No

REMARKS Alliance, Inc., is a Certified Sheltered Workshop under the Maryland Rehabilitation and Employment Program pursuant to COMAR 21.11.05.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 6-M

**DEPARTMENT OF PUBLIC SAFETY AND
CORRECTIONAL SERVICES**

Division of Parole and Probation
Drinking Driving Monitoring Program

CONTRACT NO. AND TITLE

Unarmed Uniformed Guard Services;
ADPICS NO. 001B2400481

CONTRACT DESCRIPTION

Approval is requested for a contract to provide unarmed uniformed guard service for the Division of Parole and Probation, Drinking Driving Monitoring Program at twelve (12) locations throughout the State.

PROCUREMENT METHOD

Competitive Sealed Bids
(Small Business Preference)

BIDS OR PROPOSALS

See Attachment

AWARD

Patriot Protective Services, Inc.,
Richmond, VA (All locations)
(Local office in District Heights, MD)
(Certified SBR # 11-4986)

TERM

6/1/2012-5/31/2015

AMOUNT

\$992,051.04 (3 years)

MBE PARTICIPATION

0%

PERFORMANCE BOND

N/A

HIRING AGREEMENT ELIGIBLE

Yes

REMARKS

A notice of availability of an Invitation for Bids (IFB) was posted on the DGS Web Site, Bid Board and *eMaryland Marketplace.com*. This solicitation contained a small business preference. Bids for this solicitation were received via *eMaryland Marketplace.com* on 2/17/2012. Approximately 222 vendors received notification of this solicitation. Of the 13 bidders who responded, 7 were SBR certified and 3 were SBR and MDOT certified MBE businesses.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 6-M (Cont.) **ATTACHMENT**

BIDS OR PROPOSALS (Cont)

<u>Bidders</u>	<u>BID</u> <u>AMOUNTS</u>	<u>AWARD</u> <u>AMOUNT</u>
<i>Aberdeen Field Office</i>		
Patriot Protective Services, Inc., Richmond, VA	\$ 79,906.59	\$79,906.59
KR Contracting, Inc., Hagerstown, MD	\$ 85,370.90	
Triad Security Services, Sliver Spring, MD	\$ 90,338.45	
Proactive Special Security Services, Inc., Rockville, MD	\$ 95,660.82	
Absolute Investigations Services, Towson, MD	\$ 96,641.35	
ABACUS Corporation, Baltimore, MD	\$ 97,151.09	
Dunbar Guard Services, Baltimore, MD	\$ 97,576.88	
BTI Security, Sliver Spring, MD	\$130,362.71	
Elite People Protective Service, Inc., Baltimore, MD	\$109,711.89	
<i>Cambridge Field Office</i>		
Patriot Protective Services, Inc., Richmond, VA	\$ 82,406.31	\$82,406.31
KR Contracting, Inc., Hagerstown, MD	\$ 88,041.56	
Phoenix Technologies LLC, Lorton, VA	\$ 96,896.94	
Proactive Special Security Services, Inc., Rockville, MD	\$ 98,653.38	
Absolute Investigations Services, Towson, MD	\$101,727.15	
<i>Easton Field Office</i>		
Patriot Protective Services, Inc., Richmond, VA	\$ 81,528.03	\$81,528.03
Elite People Protective Service, Inc., Baltimore, MD	\$ 85,510.31	
KR Contracting, Inc., Hagerstown, MD	\$ 87,103.22	
Phoenix Technologies LLC, Lorton, VA	\$ 93,692.07	
Proactive Special Security Services, Inc., Rockville, MD	\$ 97,601.94	
Absolute Investigations Services, Towson, MD	\$100,642.95	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 6-M (Cont.) **ATTACHMENT**

BIDS OR PROPOSALS (Cont)

<u>Bidders</u>	<u>BID</u>	<u>AWARD</u>
	<u>AMOUNTS</u>	<u>AMOUNT</u>
<i>Gaithersburg Field Office</i>		
Patriot Protective Services, Inc., Richmond, VA	\$ 85,733.64	\$85,733.64
Elite People Protective Service, Inc., Baltimore, MD	\$117,712.44	
KR Contracting, Inc., Hagerstown, MD	\$121,367.16	
Phoenix Technologies LLC, Lorton, VA	\$121,824.00	
Proactive Special Security Services, Inc., Rockville, MD	\$125,478.72	
Triad Security Services, Sliver Spring, MD	\$125,631.00	
Dunbar Guard Services, Baltimore, MD	\$132,102.90	
Absolute Investigations Services, Towson, MD	\$136,290.60	
BTI Security, Sliver Spring, MD	\$138,346.38	
ABACUS Corporation, Baltimore, MD	\$141,391.98	
CSI Corporation of DC, Washington, DC	\$209,232.72	
Ranger Security Services, Gaithersburg, MD	\$222,176.52	
<i>Hagerstown Field Office</i>		
Patriot Protective Services, Inc., Richmond, VA	\$ 87,490.20	\$87,490.20
Elite People Protective Service, Inc., Baltimore, MD	\$ 92,540.70	
KR Contracting, Inc., Hagerstown, MD	\$ 93,473.10	
Phoenix Technologies LLC, Lorton, VA	\$101,243.10	
Proactive Special Security Services, Inc., Rockville, MD	\$104,739.60	
Absolute Investigations Services, Towson, MD	\$108,003.00	
BTI Security, Sliver Spring, MD	\$114,996.00	
Ranger Security Services, Gaithersburg, MD	\$226,728.60	
<i>Oakland Field Office</i>		
Patriot Protective Services, Inc., Richmond, VA	\$79,771.47	\$79,771.47
KR Contracting, Inc., Hagerstown, MD	\$85,226.54	
Proactive Special Security Services, Inc., Rockville, MD	\$95,499.06	
Absolute Investigations Services, Towson, MD	\$98,474.55	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 6-M (Cont.) **ATTACHMENT**

BIDS OR PROPOSALS (Cont)

<u>Bidders</u>	<u>BID</u> <u>AMOUNTS</u>	<u>AWARD</u> <u>AMOUNT</u>
<i>Princess Anne Field Office</i>		
Patriot Protective Services, Inc., Richmond, VA	\$79,078.98	\$79,078.98
KR Contracting, Inc., Hagerstown, MD	\$84,486.69	
Phoenix Technologies LLC, Lorton, VA	\$88,840.96	
Proactive Special Security Services, Inc., Rockville, MD	\$94,670.04	
Absolute Investigations Services, Towson, MD	\$97,619.70	
<i>Rockville Field Office</i>		
Patriot Protective Services, Inc., Richmond, VA	\$ 87,304.41	\$87,304.41
Elite People Protective Service, Inc., Baltimore, MD	\$119,869.11	
Phoenix Technologies LLC, Lorton, VA	\$122,350.23	
KR Contracting, Inc., Hagerstown, MD	\$123,590.79	
Proactive Special Security Services, Inc., Rockville, MD	\$127,777.68	
Triad Security Services, Sliver Spring, MD	\$127,855.22	
Dunbar Guard Services, Baltimore, MD	\$134,523.23	
Absolute Investigations Services, Towson, MD	\$138,787.65	
BTI Security, Sliver Spring, MD	\$140,493.42	
ABACUS Corporation, Baltimore, MD	\$144,990.45	
CSI Corporation of DC, Washington, DC	\$213,066.18	
Ranger Security Services, Gaithersburg, MD	\$226,247.13	
<i>Snow Hill Field Office</i>		
Patriot Protective Services, Inc., Richmond, VA	\$79,078.98	\$79,078.98
KR Contracting, Inc., Hagerstown, MD	\$84,486.69	
Phoenix Technologies LLC, Lorton, VA	\$89,332.56	
Proactive Special Security Services, Inc., Rockville, MD	\$94,670.04	
Absolute Investigations Services, Towson, MD	\$97,619.70	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 6-M (Cont.) **ATTACHMENT**

BIDS OR PROPOSALS (Cont)

<u>Bidders</u>	<u>BID</u> <u>AMOUNTS</u>	<u>AWARD</u> <u>AMOUNT</u>
<i>Towson Field Office</i>		
Patriot Protective Services, Inc., Richmond, VA	\$ 86,747.04	\$86,747.04
Elite People Protective Service, Inc., Baltimore, MD	\$119,103.84	
Phoenix Technologies LLC, Lorton, VA	\$121,569.12	
KR Contracting, Inc., Hagerstown, MD	\$122,801.76	
Proactive Special Security Services, Inc., Rockville, MD	\$126,961.92	
Triad Security Services, Sliver Spring, MD	\$127,038.96	
Dunbar Guard Services, Baltimore, MD	\$133,664.40	
Absolute Investigations Services, Towson, MD	\$137,901.60	
BTI Security, Sliver Spring, MD	\$139,750.56	
ABACUS Corporation, Baltimore, MD	\$144,527.04	
Ranger Security Services, Gaithersburg, MD	\$224,802.72	
<i>Waldorf Field Office</i>		
Patriot Protective Services, Inc., Richmond, VA	\$ 83,977.08	\$83,977.08
Elite People Protective Service, Inc., Baltimore, MD	\$ 88,824.78	
KR Contracting, Inc., Hagerstown, MD	\$ 89,719.74	
Triad Security Services, Sliver Spring, MD	\$ 94,567.44	
Securemedy, Incorporated - Waldorf, MD	\$ 99,937.20	
Proactive Special Security Services, Inc., Rockville, MD	\$100,533.84	
Absolute Investigations Services, Towson, MD	\$103,666.20	
Phoenix Technologies LLC, Lorton, VA	\$110,975.04	
BTI Security, Sliver Spring, MD	\$111,347.94	
<i>Westminster Field Office</i>		
Patriot Protective Services, Inc., Richmond, VA	\$79,028.31	\$79,028.31
Elite People Protective Service, Inc., Baltimore, MD	\$83,590.34	
KR Contracting, Inc., Hagerstown, MD	\$84,432.56	
Triad Security Services, Sliver Spring, MD	\$89,415.69	
Phoenix Technologies LLC, Lorton, VA	\$91,942.35	
Proactive Special Security Services, Inc., Rockville, MD	\$94,609.38	
Dunbar Guard Services, Baltimore, MD	\$96,504.38	
Absolute Investigations Services, Towson, MD	\$97,557.15	
Total Award Amount		<u>\$992,051.04</u>

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 7-GM (Cont.)

CONTRACT NO. AND TITLE

Project No. BC-736-100-101;
Automatic Door Opener

PROCUREMENT METHOD

Small Procurement

AWARD

Superior Engineered Products, Inc.,
Baltimore, MD

AMOUNT

\$2,187.00

FUND SOURCE

MCCBL 2008/Item 006 (Provide funds to design and construct handicapped accessibility modifications at State owned facilities-Statewide)

C. Department of General Services

Public Defender Office Building
201 St. Paul Place
Baltimore, MD 21202

CONTRACT DESCRIPTION

This project provides for the removal of the existing Air Handling Unit (AHU) and furnishing and installing a new Air Handling Unit located in the mechanical penthouse of the seven (7) story office building.

REMARKS

The existing AHU is over 26 years old and no longer energy efficient. The unit has reached its life expectancy and has become unreliable resulting in an increased number of repairs and in turn cost and downtime. This project is to remove and replace the existing unit with a new energy efficient unit, including replacement of the return air fan, steam humidifier, associated control, ductwork and electrical work.

This solicitation was advertised on *eMaryland Marketplace.com* (eMM). The Procurement Office has evaluated the bids and determined that the recommended awardee to be the low bidder.

The government estimate for this project is \$155,397.00

CONTRACT NO. AND TITLE

Project No. BB-591-110-001;
Replace Air Handling Unit

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 7-GM (Cont.)

PROCUREMENT METHOD

Competitive Sealed Bids

AWARD

Hot and Cold Corporation,
Clinton, MD

AMOUNT

\$107,093.00

TERM

120 Days from NTP

MBE PARTICIPATION

25%

FUND SOURCE

MCCBL 2010 Item 010 (Provide funds for
State Capitol Facilities Renewal Program)

D. Department of General Services

Essex District Court Multi-Service
Center (EDCMSC)
(Baltimore County, MD)

CONTRACT DESCRIPTION

Installation of two (2) automatic power
assisted doors at the front entrance of the building for ADA accessibility.

REMARKS

Installation consists of 4 operators, 4 push
plates and 1 guide railing with box-mounts for 2 sets of exterior and interior double doors.

CONTRACT NO. AND TITLE

Project No. BC-745-120-001;
Automatic Door Openers

PROCUREMENT METHOD

Small Procurement

AWARD

Superior Engineered Products, Inc.
Baltimore, MD

AMOUNT

\$6,813.90

FUND SOURCE

MCCBL 2011/001 (Provide funds to design
and construct handicapped accessibility
modifications at State-owned facilities.)

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 7-GM (Cont.)

E. Department of Health and Mental Hygiene Springfield Hospital Center
Sykesville, MD

CONTRACT DESCRIPTION This project is to provide asbestos-containing materials (ACM) abatement design, specification development, budgetary cost estimation, and schedule projection for various buildings.

REMARKS Price proposal was solicited from KCI Technologies against Indefinite Quantity Contract (IQC) DGS-11-5.0-HAZMAT, for Asbestos and Lead Abatement and Engineering Services for Multiple Construction Projects with Fees \$200,000.00 or less. KCI was the next eligible firm in rotation of selected A/E firms qualified to perform design services. The expiration date of IQC contract DGS-11-5.0-HAZMAT is 1/6/14.

CONTRACT NO. & TITLE Project No. AO-008-009-010;
Asbestos Abatement

PROCUREMENT METHOD Maryland Architectural and Engineering Services Act

AWARD KCI Technologies, Inc.
Sparks, MD

AMOUNT \$19,714.50

MBE PARTICIPATION 10.1%

FUND SOURCE MCCBL 2003/Item 011 (Provide funds to abate asbestos in various facilities 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 9-GM

CONTRACT 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. M-561-100-004; Inspections Services for Alterations/ Additions to the Salisbury Readiness Center and the Salisbury Armory Wicomico County, MD	\$6,357.86	MCCBL 2009/Item 011 (Provide funds to design and construct renovations and additions to the Salisbury Armory)
TOTAL	\$6,357.86	

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** 10-RP**DEPARTMENT OF HEALTH AND
MENTAL HYGIENE**

Holly Center
Snow Hill Rd., Salisbury, MD
Wicomico County
File #00-8492

REFERENCE

Approval is requested to grant utility easement to Delmarva Power & Light Company, for the relocation of a utility pole at a distance of 25 feet in a northwesterly direction from its current location on the Holly Center property. No consideration will be charged as this is a relocation of an existing utility easement.

The Easement Agreement has been approved by the Office of the Attorney General.

OWNERSHIP

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

GRANTEE

Delmarva Power & Light Company

PROPERTY

750 square feet

PRICE

\$0.00

REMARKS

1. The Department of Health & Mental Hygiene agrees with this transaction.
2. Clearinghouse review was not required, as this was a relocation of an existing utility easement.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 11-RP

MARYLAND SCHOOL FOR THE DEAF

101 Clark Place,
Frederick, MD
(Frederick County)

REFERENCE

Approval is requested to demolish the abandoned Kent McCanner Elementary School Building on the campus of the Maryland School for the Deaf to construct a new 66 space parking lot. Once the new parking lot has been completed, the existing parking lot and tennis court will be demolished to make way for the new bus staging loop parallel to South Carroll St. The new bus loop will allow for safer loading and unloading of students from the school, as well as, the addition of much needed parking.

PROPERTY

Maryland School for the Deaf
101 Clark Place
Frederick, MD 21705

REMARKS

1. The Clearinghouse conducted an intergovernmental review of the project under MD20120213-0091 has recommended to change the use by demolishing the abandoned Kent McCanner Elementary School, the existing parking lot, and the existing fenced tennis court. It is also recommended to move forward with the plans to construct a new sixty-six (66) space parking lot, and a new bus staging loop.

2. The Department of General Services recommends 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

REAL PROPERTY**ITEM** 12-RP**MARYLAND DEPARTMENT OF
TRANSPORTATION**

Motor Vehicle Administration (MVA)
Gaithersburg VEIP Station
7405 Lindbergh Dr., Gaithersburg, MD
2.039 acres,
(Montgomery County)
File #00-4048

REFERENCE

Approval is requested to sell the former Gaithersburg VEIP Station located at 7405 Lindbergh Drive, Gaithersburg, MD comprising of 2.039 acres to the Montgomery County Revenue Authority (MCRA). Reference is made to Item 14-RP of the 7/6/11 Board of Public Works meeting, in which approval was given to declare this property surplus. The MCRA has plans to demolish the building and use the vacant land for an expanded runway protection zone at the nearby Montgomery County Airpark.

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

PROPERTY

2.039 +/- acres improved

OWNERSHIP

State of Maryland, to the use of the Motor Vehicle Administration

GRANTEE

Montgomery County Revenue Authority

PRICE

\$3,134,600.00

APPRAISED VALUES

\$3,134,600.00 – Brendan R. Hantzes – (5/17/11) Fee Appraiser

\$2,309,900.00 – Melville E. Peters – (6/17/11) Fee Appraiser

REMARKS

1. The Motor Vehicle Administration agrees with this transaction.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 12-RP (Cont.)

2. The Clearinghouse conducted an intergovernmental review of the project under MD20090605-0741 and has recommended to declare the Motor Vehicles Administration Vehicle Emissions Inspection Program Station, located at 7405 Lindbergh Drive in Gaithersburg, surplus to the State, and to transfer the real property to the Montgomery County Revenue Authority. The real property consists of a building, and +/- 2.039 acres of land. It is understood that a perpetual access easement runs with the land, and the easement will not be extinguished by this real property transfer.

3. The Montgomery County Revenue Authority plans to demolish the building and use the vacant land for an expanded runway protection zone at the nearby Montgomery County Airpark.

4. Legislative notification was made regarding the 2.039 acres disposal per letter dated February 29, 2012, in accordance with State Finance & Procurement Section 10-305.

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** 13-RP**DEPARTMENT OF HEALTH AND
MENTAL HYGIENE**13 W. Third Street, Frederick, MD
Frederick County
File #00-8244**REFERENCE**

Approval is requested to sell the former Frederick County group home located at 13 W. Third Street, Frederick, MD comprising of 0.12 acres and improved with a two story residential dwelling. Reference is made to Item 5-RP of the 1/4/12 Board of Public Works meeting, in which approval was given to declare this property surplus. A Maryland Historic Trust Easement will be recorded at the time of transfer.

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

PROPERTY

0.12 +/- acres improved

OWNERSHIPState of Maryland, to the use of the
Department of Health & Mental Hygiene**GRANTEE**Marie Thompson Bush and Tracy Steven
Bush**PRICE**

\$250,000.00

APPRAISED VALUES

\$250,000.00 – Richard L. Bowers – (8/24/11) Fee Appraiser

\$375,000.00 – Michael P. Pugh – (9/7/11) Fee Appraiser

REMARKS

1. The Department of Health & Mental Hygiene agrees with this transaction.
2. The Clearinghouse conducted an intergovernmental review of the project under MD20081203-1094 and has recommended to declare the former group home, located at 13 West Third Street in the City of Frederick, surplus to the State of Maryland, and offer the property for public sale.
3. The Maryland Historic Trust requested a historic preservation easement on this property.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 13-RP (Cont..)

4. Legislative notification was made regarding this disposal per letter dated February 29, 2012, in accordance with State Finance & Procurement Section 10-305.

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** 14-RP**DEPARTMENT OF HEALTH AND MENTAL HYGIENE**127 E. Patrick Street, Frederick, MD
Frederick County
File #00-8386**REFERENCE**

Approval is requested to sell the former Frederick County group home located at 127 E. Patrick St., Frederick, MD comprising of 0.087 acres and improved with a two story residential dwelling. Reference is made to Item 6-RP of the 1/4/12 Board of Public Works meeting, in which approval was given to declare this property surplus. A Maryland Historic Trust Easement will be recorded at the time of transfer.

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

PROPERTY

0.087 +/- acres improved

OWNERSHIPState of Maryland, to the use of the
Department of Health & Mental Hygiene**GRANTEE**Marie Thompson Bush and Tracy Steven
Bush**PRICE**

\$145,000.00

APPRAISED VALUES

\$250,000.00 – Richard L. Bowers – (8/24/11) Fee Appraiser

\$145,000.00 – Michael P. Pugh – (9/7/11) Fee Appraiser

REMARKS

1. The Department of Health & Mental Hygiene agrees with this transaction.
2. The Clearinghouse conducted an intergovernmental review of the project under MD20091124-1501 and has recommended to declare the former group home, located at 127 E. Patrick Street in the City of Frederick, surplus to the State of Maryland, and offer the property for public sale.
3. The Maryland Historic Trust requested a historic preservation easement on this property.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 14-RP (Cont.)

4. Legislative notification was made regarding this disposal per letter dated February 29, 2012, in accordance with State Finance & Procurement Section 10-305.

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**DEPARTMENT OF ENVIRONMENT**

Water Quality Monitoring
Annapolis, MD
(Anne Arundel County)

Landlord

Robert A. & Nancy G. Wolfe
1965 Ritchie Highway
Annapolis, MD 21401

Property Location

416 Chinquapin Round Rd.
Annapolis, MD 21401

<u>Space Type</u>	Office/Warehouse	<u>Lease Type</u>	New	<u>Square Feet</u>	9,160
<u>Duration</u>	10 Years	<u>Effective</u>	6/1/2012		
<u>Annual Rent</u>	\$135,110.00 (Avg.)	<u>Square Foot Rate</u>		\$14.75 Avg.	
		<u>Previous Sq. Ft. Rate</u>		\$13.75	
		<u>Effective Sq. Ft. Rate</u>		\$17.75	
		<u>Prev. Eff. Sq. Foot Rate</u>		\$16.75	

Utilities Responsibility

Tenant

Custodial Responsibility

Tenant

Previous Board Action(s)

12/20/2006 Item 13-LT; 2/13/2002 Item 16-L; 8/14/1996
Item 35-L; 6/22/1994 Item 17-L; 6/24/1992 Item 14-L;
11/4/1987 Item 14-L; 4/6/1983 Item 32-L

Fund Source

100% General Funds PCA 50036 Obj 1301

Special Conditions

1. The lease contains escalations/de-escalations for real estate taxes.
2. The lease incorporates secured parking spaces for boats and vehicles.

Remarks

1. This is a specialized space with secured parking/storage and convenient access to water occupied by MDE Water Quality Monitoring unit as office, laboratory and equipment storage since August, 1982.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 15-LT (Cont.)

2. The rental rate is \$14.50 for years 1 through 5 and increases to \$15.00 in years 6 through 10 averaging \$14.75 over the term of the lease. This was a protracted negotiation with the Landlord's initial rental rate of \$20.00 per net usable square foot; during the following rounds of negotiations, the Landlord reduced their rental rate to \$17.00 per net usable square foot and final negotiations resulted in the above rate.
3. The lease incorporates the use of approximately 11,000 square feet of outside vehicle/boat storage space.
4. The Landlord shall, at its sole costs, replace all HVAC units (six units); insulating the roll up doors to reduce air infiltration; and re-paint the leased premises.
5. This lease contains a termination for convenience clause.
6. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.02.05.05. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE**ITEM** 16-LT**MARYLAND STATE POLICE**

Aviation Command
Frederick, MD
(Frederick County)

Landlord

City of Frederick, Mayor and Board of Aldermen
101 North Court Street
Frederick, MD 21701

Property Location

Frederick Municipal Airport
Frederick, MD 21701

Space Type Land
Duration 5 Years
Annual Rent \$21,450.00

Lease Type New
Effective 7/1/2012
Square Foot Rate \$1.10 of land

Square Feet/Acres
19,500/ 0.447

Utilities Responsibility
Custodial Responsibility

Tenant
Tenant

Previous Board Actions

None

Fund Source

20 % General 21601 0001 1301;
80 % Special 21603 0001 1301

SPECIAL CONDITIONS

1. The lease contains three (3) option renewal terms of five (5) years.
2. The lease contains free parking for staff.

Remarks

1. MSP has occupied space at the Frederick Municipal Airport since 1989 rent free when it constructed a helicopter hangar on site covering 19,500 square feet of land area.
2. The Federal Aviation Administration (FAA) has instituted a policy which required smaller airports to charge rent to occupants of airport property to be eligible for FAA grants. The City of Frederick is eligible for a \$12,300,000.00 grant from the FAA contingent upon the City entering into a market rate lease agreement with the State of Maryland by July 1, 2012. The lease conforms to FAA guidelines.
3. Trooper 3 Helicopter is the primary response aircraft for Frederick, Washington, Montgomery, Carroll and Western Howard Counties.
4. Trooper 3 responded to 484 Automatic Incident Reporting System (AIRS) calls in 2011, including 89 accidents, 56 traffic citations and 185 total traffic stops when called upon to assist in speed monitoring on the main highways.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 16-LT (Cont.)

- 5. Trooper 3 operates on a 24/7 schedule.
- 6. 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** 17-LT**MARYLAND STATE ARCHIVES**Linthicum, MD
(Anne Arundel County)**Landlord**Merritt – 060, LLC
2066 Lord Baltimore Dr.
Baltimore, MD 21244**Property Location**611 Hammonds Ferry Rd.
Linthicum, MD 21090

<u>Space Type</u>	Warehouse/Storage	<u>Lease Type</u>	New	<u>Square Feet</u>	10,200
<u>Duration</u>	2 Years	<u>Effective</u>	6/1/2012		
<u>Annual Rent</u>	\$76,398.00 Avg.	<u>Square Foot Rate</u>		\$7.61 Avg.	
		<u>Previous Sq. Ft. Rate</u>		\$7.49	
		<u>Effective Sq. Ft. Rate</u>		\$10.45	
		<u>Prev. Eff. Sq. Foot Rate</u>		\$10.24	

Utilities Responsibility

Tenant

Custodial Responsibility

Tenant

Previous Board Action(s)

8/9/2006 Item 13-LT; 6/20/2001 Item 7-L; 5/30/1996 Item 17-L

Fund Source

100% Special Funds PCA 31103 Obj. 1301

Retro-Active Leases

Board of Public Works is requested to retroactively approve the leasing of this space for the three (3) month and seventeen (17) day period that lapsed from February 15, 2012 to May 31, 2012 pursuant to the State Finance and Procurement Article 11-204(c)(1). The total of the funds for the retroactive period is \$22,657.76.

Special Conditions

The lease contains escalations/de-escalations for real estate tax.

Remarks

1. The space has been used for office and record storage since 1990.
2. This lease is coterminous with another lease within the same Landlord's business park providing the agency with the needed time to evaluate consolidation options and its long term strategy.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 17-LT (Cont.)

- 3. The rental rate is \$7.49 for year 1 and increases to \$7.71 for year 2 of the lease.
- 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** 18-LT**DEPARTMENT OF HUMAN SERVICES**Somerset County Department of Social
Services (SSCDSS)
Princess Anne, MD**Landlord**Princess Anne Plaza, LLC
5446 Cherry Hill Ln.
Salisbury, MD 21801TLL Princess Anne Plaza LLC
5446 Cherry Hill Ln.
Salisbury, MD 21801MCL Princess Anne Plaza LLC
1009 Monitor Court
Salisbury, MD 21801**Property Location**30397 Mt. Vernon Ave.
Princess Anne, MD 21853

<u>Space Type</u>	Office	<u>Lease Type</u>	New	<u>Square Feet</u>	24,256
<u>Duration</u>	10 Years	<u>Effective</u>	7/1/2012		
<u>Annual Rent</u>	\$424,480.00	<u>Square Foot Rate</u>		\$17.50	
		<u>Eff. Square Foot Rate</u>		\$20.00	
		<u>Prev. Square Foot Rate</u>		\$15.46	
		<u>Prev. Eff. Square Foot Rate</u>		\$19.15	

Utilities Responsibility

Tenant

Custodial Responsibility

Landlord

Previous Board Action(s)

Item 21-L, dated 9/20/2000; Item14-L, dated 1/26/1994

<u>Fund Source</u>	<u>Program</u>	<u>Sub Program</u>	<u>Sub Object</u>	<u>PCA</u>	<u>% Funding</u>
	N00G0002	7B19	1351	G0010	39%
	N00G0003	7C19	1351	G3010	22%
	N00G0004	7D19	1351	G4100	14%
	N00G0005	7E19	1351	G5000	18%
	N00G0006	7F19	1351	G6010	7%

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 18-LT (Cont.)

Retroactive Lease

Board of Public Works is requested to retroactively approve the leasing of this space for the five (5) month period that lapsed from February 1, 2012 to June 30, 2012 pursuant to the State Finance and Procurement Article 11-204(c)(1). The total funds for the retroactive period are \$156,249.07.

Special Conditions

1. This lease contains escalations/de-escalations for real estate taxes and custodial services.
2. The lease provides for ample free parking for staff and visitors.
3. The termination for convenience clause has been modified to include a one (1) year notice provision to the Landlord.

Remarks

1. This location will continue to be a full service Social Services office of the Somerset County Department of Social Services, providing individual assessment, job training, job placement services, and child support enforcement. The original lease commenced November 1, 1994.
2. Under the new lease, utilities will be metered directly to the State and janitorial services will be provided by the Landlord.
3. Landlord has agreed to provide a replacement schedule for all HVAC units.
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** 19-LT

DEPARTMENT OF JUVENILE SERVICES Annapolis, MD
(Anne Arundel County)

Landlord 49 Old Solomons Island, LLC
16 Weems Creek Dr.
Annapolis, MD 21401

Property Location 49 Old Solomons Island Rd., Suite 300
Annapolis, MD 21401

<u>Space Type</u>	OfficeLease	<u>Lease Type</u>	New	<u>Square Feet</u>	7,502
<u>Duration</u>	10 Years	<u>Effective</u>	7/1/2012		
<u>Annual Rent</u>	\$191,301.00	<u>Square Foot Rate</u>	\$25.50		

Utilities Responsibility Landlord
Custodial Responsibility Landlord
Previous Board Action(s) None

Fund Source 100% General Funds 1301-E

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 lease contains a termination for convenience clause.
3. DJS currently occupies 9,100 net usable square feet of office space at 1623 Forest Drive in Annapolis. The relocation space is 18% or 1,598 new usable square feet smaller than the current leased space.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 19-LT (Cont.)

4. 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** 20-LT-OPT**DEPARTMENT OF HUMAN SERVICES**Child Support Enforcement
Snow Hill, MD
(Worcester County)**Landlord/Owner**424 Market Street – Maryland, LLC
300 Strode Ave.
Coatesville, PA 19320**Property Location**424 Market St.
Snow Hill, MD 21863

<u>Space Type</u>	Office	<u>Lease Type</u>	Renewal	<u>Square Feet</u>	4,983
<u>Duration</u>	1 Year	<u>Effective</u>	6/1/2012		
<u>Annual Rent</u>	\$73,499.25	<u>Square Foot Rate</u>		\$14.75	
		<u>Eff. Square Foot Rate</u>		\$16.59	
		<u>Prev. Square Foot Rate</u>		\$14.75	
		<u>Prev. Eff. Square Foot Rate</u>		\$16.59	

Utilities Responsibility

Tenant

Custodial Responsibility

Landlord

Previous Board Action(s)

11/17/10-19-LT-OPT, 5/11/2005-24-L

Fund Source 34% General, 66% Federal OCSE 33.07.00.06 PCA G6010 AOBJ 1351**Special Conditions**

1. This lease provides 16 parking spaces at no additional cost to Lessee.
2. This lease contains escalations/de-escalations for real estate taxes and custodial services.

Remarks

1. This space has been used since 2005 by Worcester County Child Support Enforcement Agency.
2. The original intent of the agency was to consolidate offices with the Wicomico County Department of Social Services into a single Snow Hill location. It has been determined that there is insufficient space to accomplish the consolidation. The purpose of this one (1) year renewal is to provide ample time to work on the renewal of this location.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 20-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** 23-LT-OPT

DEPARTMENT OF JUVENILE SERVICES Easton, MD
(Talbot County)

Landlord Daniel J. Schwaninger
6410 Landing Neck Rd.
Easton, MD 21601

Property Location 600 Dover Rd.
Easton, MD 21601

<u>Space Type</u>	Office	<u>Lease Type</u>	Renewal	<u>Square Feet</u>	3,030
<u>Duration</u>	5 Year	<u>Effective</u>	6/1/2012		
<u>Annual Rent</u>	\$39,693.00	<u>Square Foot Rate</u>		\$13.10	
		<u>Eff. Square Foot Rate</u>		\$17.20	
		<u>Prev. Square Foot Rate</u>		\$12.60	
		<u>Prev. Eff. Square Foot Rate</u>		\$16.20	

Utilities Responsibility Tenant
Custodial Responsibility Tenant

Previous Board Action(s) 12/1/2010-Item12-LT, 2/16/2005-Item12-L; 3/27/2002-Item18-L, 12/15/1999 Item 7-L.

Fund Source 100% General; 1301D

Special Conditions

1. This lease contains escalations/de-escalations for real estate taxes and custodial services.
2. This lease provides seven (7) parking spaces free of charge.

Remarks

1. This space has been used since 2000 to provide counseling services to pre-adjudicated and adjudicated clients.
2. This lease contains a termination for convenience clause.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 23-LT-OPT

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** 24-LT-OPT**DEPARTMENT OF JUDICIARY**District Court
Frederick, MD
(Frederick County)**Landlord**City of Frederick
101 N. Court St.
Frederick, MD 21701**Property Location**West Patrick Street Garage
138 West Patrick St.
Frederick, MD 21701

<u>Space Type</u>	Garage Parking	<u>Lease Type</u>	Renewal	<u>Number of Spaces</u>
<u>Duration</u>	2 Years	<u>Effective</u>	7/1/2012	12
<u>Annual Rent</u>	\$13,392.00 1 st Yr.	<u>Rate/Space/Month</u>	\$93.00	
	\$13,824.00 2 nd Yr.	<u>Rate/Space/Month</u>	\$96.00	
		<u>Prev./Rate/Sp./Mo</u>	\$80.00	

Utilities Responsibility

Landlord

Custodial Responsibility

Landlord

Previous Board Action(s)10/27/1999 Item 18-L; 8/1/2001 Item 14-L; 2/11/2004 Item 9-L;
7/20/2005 Item 12-L; 7/11/2007 Item 24-LT; 2/9/2011 Item 2-LT.**Fund Source**

100% General Agency COO PCA 00004 AOBJ 13017050

Remarks

1. These spaces have been used by employees of the District Court since October, 1999.
2. The 12 parking spaces conform to the 1:2 parking ratio established for this area.
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** 25-LT-OPT**DEPARTMENT OF LABOR, LICENSING
& REGULATION**Towson, MD
(Baltimore County)**MARYLAND JUDICIARY**

District Court

LandlordBaltimore County Revenue Authority
115 Towsontown Boulevard
Towson, MD 21286**Property Location**115 Towsontown Boulevard
Towson, MD 21286

<u>Space Type</u>	Garage Parking
<u>Duration</u>	2 Years
<u>Annual Rent</u>	
District Court	\$65,844.00
DLLR	\$16,740.00
Total	\$82,584.00

<u>Lease Type</u>	Renewal	<u>No. of Spaces</u>
<u>Effective</u>	7/1/2012	District Court 59
<u>Rate/Space/Month</u>	\$93.00	DLLR 15
<u>Prev.Rate/Space/Month</u>	\$93.00	Total 74

Utilities Responsibility

Landlord

Custodial Responsibility

Landlord

Previous Board Action(s)6/23/2010 – 10-LT; 4/16/2008 – 12-LT; 6/21/2006 – 11-L;
6/9/2004 – 13-L; 6/19/2002 – 11-L**Fund Source**District Court - 100% General C00 13 00004 01 1301
DLLR - 100% Federal PCA #8M 801**Special Conditions**

1. These spaces have been used by State employees in the Towson area since 1993.
2. The 74 parking spaces conform to the 1:3 parking ratio.
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

CAPITAL GRANTS AND LOANS

ITEM 26-CGL

MARYLAND HIGHER EDUCATION COMMISSION

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

Prince George’s Community College

Facilities Management Building Renovation/Addition – Design Allocation
Project consists of renovating the existing 2,632 NASF of space to the Facilities Management Building and constructing a 5,528 NASF addition. This facility houses administrators, operations division, campus police and maintenance division.
\$380,000.00

Maryland Consolidated Capital Bond Loan of 1995	\$40,885.00
Maryland Consolidated Capital Bond Loan of 1999, Item 053 - CA 2002, Item 007	\$20,008.09
	\$95,330.37
Maryland Consolidated Capital Bond Loan of 2002, Item 123 -	\$35,671.63
Maryland Consolidated Capital Bond Loan of 2003, Item 033 -	\$90,292.78
Maryland Consolidated Capital Bond Loan of 2006, Item 020 -	\$ 1,044.81
Maryland Consolidated Capital Bond Loan of 2007, Item 045 -	\$96,767.32
CC-08-MC95/99/02/CA02/03/06/07-423	

MATCHING FUND Prince George’s Community College – \$243,974.00
Cost sharing is 60.9% State share, 39.3% 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	\$623,974.00	\$380,000.00	\$243,974.00
This Action	\$623,974.00	\$380,000.00	\$243,974.00

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 Prince George’s Community College and signed by local authorities.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 26-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 27-CGL

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

NAME OF GRANTEE/BORROWER

Housing Opportunities Commission of
Montgomery County, Maryland
10400 Detrick Ave.
Kensington, MD 20895

PROJECT NO. AND TITLE

Project No. DDA-CB-26702-03;
Renovation: 2715 Woodedge Rd.
Silver Spring, MD 20906
(Montgomery County)

DESCRIPTION

Approval is requested for a State grant of \$71,250.00 to assist Housing Opportunities Commission of Montgomery County (HOC), a nonprofit organization, in the cost of renovating a three-bedroom home with 1,650 square feet of space at 2715 Woodedge Rd., Silver Spring, MD 20906.

At its meeting on 7/27/2011 (DGS Agenda Item 25-CGL), the Board approved a State grant of \$319,425.00 to assist Housing Opportunities Commission of Montgomery County in the cost of acquiring this building. Approval of this \$71,250.00 award for renovation, in combination with the \$319,425.00 previously approved by the Board for acquisition of this property, makes a total State grant of \$390,675.00 approved for this project.

PROCUREMENT METHOD

Competitive Sealed Bids

BIDS OR PROPOSALS

<u>BIDS OR PROPOSALS</u>	<u>AMOUNT</u>
Z&S Construction, LLC, Washington, DC	\$ 87,860.00
Total Contracting, Inc., Bethesda, MD	\$ 95,000.00
M&R Contracting, Hyattsville, MD	\$128,410.00
Dustin Brothers, Silver Spring, MD	\$149,700.00

AWARD

Total Contracting, Inc.*
Bethesda, MD

*Total Contracting was selected because they scored highest relative to the criteria, had both residential and commercial experience, previously worked with government agencies, represented strong financials and had the second lowest price.

