

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

June 6, 2012

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

**MAINTENANCE CONTRACT MODIFICATION**

**ITEM**            1-M-MOD

**DEPARTMENT OF HEALTH AND  
MENTAL HYGIENE**

Spring Grove Hospital Center  
Catonsville, MD

**CONTRACT NO. & TITLE**

Project No. SG-350-110-001;  
Replacement of roofing system on Preston  
Complex overhang  
ADPICS NO. COE32879

**ORIGINAL CONTRACT APPROVED**

7/6/2011 DGS/BPW Item 9-GM

**CONTRACTOR**

CitiRoof Corp.  
Columbia, MD

**CONTRACT DESCRIPTION**

The work to be performed under this contract consists of providing the labor, equipment, and materials necessary for demolition and removal of approximately 1,300 sq. ft. of existing roofing and repair metal deck, paint steel frame of roof structure, and install new roof on overhangs.

**MODIFICATION DESCRIPTION**

This modification is for the replacement of a steel decking, and overhang roof. When existing roofing was removed, extensive corrosion of steel deck was discovered and had to be replaced.

This modification increased the total of the contract which now exceeds DGS delegated authority.

**TERM OF ORIGINAL CONTRACT**

180 Calendar Days

**TERM OF MODIFICATION**

50 Calendar Days

**AMOUNT OF ORIGINAL CONTRACT**

\$193,950.00

**AMOUNT OF MODIFICATION**

\$17,213.00

**PRIOR MODIFICATIONS/OPTIONS**

(\$6,538.00)

**REVISED TOTAL CONTRACT AMOUNT**

\$204,625.00



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

**MAINTENANCE CONTRACT MODIFICATION**

**ITEM**            2-M-MOD

**MARYLAND DEPARTMENT OF  
STATE POLICE**

Forensic Sciences Division  
Pikesville, MD

**CONTRACT NO. & TITLE**

Project No. 001B1400640;  
Comprehensive Building Management  
ADPICS NO. COE28911

**ORIGINAL CONTRACT APPROVED**

6/1/2011 DGS/BPW Item 1-M

**CONTRACTOR**

LB&B Associates, Inc.  
Columbia, MD

**CONTRACT DESCRIPTION**

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

**MODIFICATION DESCRIPTION**

Approval is requested to provide services at the Western Operations Center located in Hagerstown, MD under the current comprehensive building management contract for the Forensic Science Laboratory.

All terms and conditions shall remain the same as the existing agreement. This will allow DGS time to obtain bids for long term services for the new Hagerstown Facility.

**TERM OF ORIGINAL CONTRACT**

7/1/2011-6/30/2016

**TERM OF MODIFICATION**

6/10/2012-10/31/2012

**ORIGINAL CONTRACT AMOUNT**

\$3,233,026.95 (5 Years)

**AMOUNT OF MODIFICATION**

\$110,000.00 (20 Weeks)

**PRIOR MODIFICATIONS/OPTIONS**

\$40,000.00

**REVISED TOTAL CONTRACT AMOUNT**

\$3,383,026.95

**PERCENT +/- (THIS MODIFICATION)**

3%



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

**REAL PROPERTY****ITEM** 3-RP**DEPARTMENT OF GENERAL SERVICES** Title Company Services

**REFERENCE** Approval is requested for contracts to all offerors passing both Technical and Price requirements to perform acquisitions and additional related activities as required for residential, commercial, agricultural and unimproved properties in the following jurisdictions: Baltimore City, Baltimore, Carroll, Harford, Howard, Allegany, Frederick, Garrett and Washington Counties (representing the Northern and Western Regions).

The Comprehensive Settlement Fee represents the offeror's fee for title and settlement services for a single transaction. This covers all services normally associated with property transactions, such as settlement charges, document preparation, travel expenses, notary fees, return of deeds, reports after recording and photocopies. The cost of title insurance is by fixed rates approved by The Maryland State Insurance Administration.

**PROCUREMENT METHOD** Competitive Sealed Proposals**PROPOSALS/AWARDS***Northern & Western Regions*

|   | <u>Technical/Price<br/>Evaluation</u> | <u>Comprehensive<br/>Settlement Fee</u> |
|---|---------------------------------------|---|
| Absolute Title Group, Inc.<br>Glen Burnie, MD     | Pass/Pass                             | \$625.00                                |
| American Land Title Corporation<br>Towson, MD     | Pass/Pass                             | \$700.00                                |
| Cotton Duck Title Company<br>Baltimore, MD        | Pass/Pass                             | \$650.00                                |
| The Fisher Law Group<br>Upper Marlboro, MD        | Pass/Pass                             | \$700.00                                |
| Granite Title Associates, Inc.<br>Lutherville, MD | Pass/Pass                             | \$700.00                                |
| Lakeside Title Company<br>Columbia, MD            | Pass/Pass                             | \$700.00                                |

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

**REAL PROPERTY**

**ITEM**         3-RP (Cont.)

**PROPOSALS/AWARDS (Cont.)**

|  |           |          |
|--|-----------|----------|
| Lawyers Express Title, LLC<br>Towson, MD   | Pass/Pass | \$695.00 |
| Miles & Stockbridge, P.C.<br>Easton, MD  | Pass/Pass | \$700.00 |
| Progressive Title Corporation<br>Arnold, MD  | Pass/Pass | \$650.00 |
| Property Title & Escrow, LLC<br>Baltimore, MD<br>(MDOT certified MBE)                  | Pass/Pass | \$700.00 |
| Wright, Constable & Skeen<br>Baltimore, MD   | Pass/Pass | \$650.00 |
| <b><i>Western Region Only</i></b><br>Skidmore, Alderson & Duncan, PA<br>Cumberland, MD | Pass/Pass | \$700.00 |

**AMOUNT**   \$360,000.00 (12 X \$30,000.00) NTE

**TERM**   7/1/2012-6/30/2015 (3 years)

**MBE PARTICIPATION**                         8%

**REMARKS**   A notice of a Request for Proposals (RFP) was posted on the DGS web-site, *eMarylandMarketplace.com*, and advertised in The Cumberland Times, The Afro American, The Daily Banner, and The Aegis. In addition direct mailings were made to 128 companies and individuals certified to provided required services. Ten of those were direct solicitations to MDOT certified MBE's.





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

**REAL PROPERTY**

**ITEM**           4-RP

**MILITARY DEPARTMENT**

La Plata Armory, 14 W. Hawthorne Dr.  
 3.41 acres improved (Charles County)  
 Charles County / Rose Hill Road  
 20 acres unimproved (Charles County)  
 File # 00-4205 & 00-4239

**REFERENCE**

Approval is requested to exchange the La Plata Armory for a 20 acre unimproved vacant parcel of land with Charles County. The current La Plata Armory no longer meets the U.S. Department of Defense standards, and the State must acquire a new site in order to receive appropriated federal funds for a new Southern Maryland Readiness Center. The terms of the proposed exchange are set forth below in Special Conditions. Reference is made to Item 9-RP revised dated February 22, 2012, in which the Military property was declared surplus. Legislative notification of the disposal was made on February 29, 2012, per the requirements of State Finance & Procurement Section 10-305.

Title will be vested in the Military Department. The Attorney General's Office has approved the Exchange Agreement. Title and transfer documents are subject to legal review.

**GRANTOR**

State of Maryland, to the use of the Military Department

**GRANTEE**

Charles County, Maryland, a body politic

**PROPERTY**

An exchange of 3.41 ± acres improved from Military for 20 ± acres unimproved from Charles County

**PRICE**

The value of the Military property is \$986,400.00. The value of the Charles County Rose Hill Rd. property is \$82,000.00. The County is also providing an exclusive use sewer line to the property at a value of (\$377,000.00), and allowing the Military Department to lease back the La Plata Armory at no cost for a period of 30 months at a value of (\$375,000.00). Total value from Charles County is \$834,000.00. See Special Conditions below.

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

**REAL PROPERTY**

**ITEM**           4-RP (Cont.)

**APPRAISED VALUES**

La Plata Armory:

\$1,670,000.00-James B. Hooper, Fee Appraiser 3/2/12. Reviewed by David Kelleher.  
\$986,400.00-Melville E. Peters, Fee Appraiser 3/21/12. Reviewed by David Kelleher-  
Recommended

Charles County / Rose Hill Road property:

\$919,000.00-James B. Hooper, Fee Appraiser 1/6/12. Reviewed by David Kelleher.  
\$250,000.00-Franc X. Korber, Fee Appraiser 1/23/12. Reviewed by David Kelleher.  
\$82,000.00-Lou Ann Cline, Fee Appraiser 3/20/12. Reviewed by David Kelleher-Recommended

**SPECIAL CONDITIONS**

1. Charles County has agreed to provide an exclusive use sewer line to the property at the County's expense for an estimated amount of \$377,000.00.
2. Charles County has agreed to lease back the La Plata Armory to the Military Department at no cost, for a period of 30 months during the design and construction of the new armory at a value of \$375,000.00. This lease shall be submitted for Board of Public Works approval prior to the transfer of property.
3. Both the La Plata Armory and the Charles County Rose Hill Road property are being conveyed in as is condition.
4. The transfer of the La Plata Armory to Charles County is subject to the Clearinghouse recommendation that any new property owner explore leasing to the State Highway Administration nineteen (19) spaces in the La Plata National Guard Readiness Center parking area for a Park-n-Ride facility.
5. The transfer is also subject to a perpetual historic preservation easement.
6. The conveyance of the Rose Hill Rd. property is subject to the requirement that the new owner reference the name "Lee Welch" in association with any future public use of the property. The Military Department has agreed to lease back a small portion of the property to Charles County for a public use at no consideration, to be named "Lee Welch". The identification of the lease back location shall be made during the design phase for the new readiness center, and the lease shall be submitted for Board of Public Works approval at that time.

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

**REAL PROPERTY**

**ITEM**            4-RP (Cont.)

**REMARKS**

1.     The Clearinghouse conducted an intergovernmental review of the project under MD20111213-0890 and has recommended to declare the La Plata National Guard Readiness Center surplus to the State, and to explore a real property exchange with Charles County subject to a perpetual historic preservation easement.
  
2.     Legislative notification was made concerning the disposal of the La Plata Armory on February 29, 2012, per Section 10-305 of the State Finance and Procurement.
  
3.     The Charles County Commissioners approved this real property exchange, including the terms contained in this agenda item at a meeting held on May 22, 2012.
  
4.     The Military Department recommends 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**

**LANDLORD LEASE****ITEM**        5-LL**DEPARTMENT OF HEALTH AND MENTAL HYGIENE**

(Office of Capital Planning)

|  |  |
|--|--|
| <b><u>Tenant</u></b>                   | South Carroll Aeromodelers<br>710 Fannie Dorsey Rd.<br>Sykesville, MD 21784                  |
| <b><u>Property Location</u></b>        | Springfield Hospital Center<br>Vacant Field behind Hitchman Building<br>Sykesville, MD 21784 |
| <b><u>Space Type</u></b>               | Land   |
| <b><u>Duration</u></b>                 | 5 Years  |
| <b><u>Annual Rent</u></b>              | \$1.00   |
| <b><u>Type</u></b>                     | New  |
| <b><u>Effective</u></b>                | 6/15/2012  |
| <b><u>Utilities Responsibility</u></b> | Tenant   |
| <b><u>Custodial Responsibility</u></b> | Tenant   |
| <b><u>Previous Board Action(s)</u></b> | 6/20/07-Item 18-LL, 6/7/00-Item 16-L,<br>9/10/97-Item 18-L, 10/11/95-Item 23-L               |

**Special Conditions**

1. The Tenant shall occupy the Demised Premises for the purpose of recreational activities associated with the model airplane club.
2. The Tenant shall be responsible for obtaining all permits, licenses, inspections and approvals required for its and occupancy of the premises.
3. The Tenant shall maintain at its expense, throughout the term, insurance against loss or liability in connection with bodily injury, death, property damage or destruction, occurring within the Demised Premises. General Comprehensive Liability insurance will have a minimum coverage of \$1,000,000.00 combined single limit per occurrence and shall contain broad form GCL Endorsement or its equivalent.

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

**LANDLORD LEASE**

**ITEM**        5-LL (Cont.)

- 4.     The Tenant shall indemnify and hold harmless the State of Maryland and Maryland Department of Health and Mental Hygiene against any and all liability or claim of liability (including reasonable attorney’s fees), arising out of licensee’s use and occupancy, conduct operation or management of the premises during the Term.
  
- 5.     The lease contains a termination for convenience clause.

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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**

**LANDLORD LEASE****ITEM** 6-LL**DEPARTMENT OF HEALTH AND MENTAL HYGIENE**Office of Capital Planning  
Cumberland, MD  
(Allegany County)**Tenant**Allegany County Board of Education  
108 Washington St.  
Cumberland, MD 21502**Property Location**Joseph D. Brandenburg Center  
10100 Country Club Rd.  
Cumberland, MD 21502**Space Type** Classroom**Type** New**Duration** 5 Years**Effective** 6/15/2012**Annual Rent** \$1.00**Utilities Responsibility**

Tenant

**Custodial Responsibility**

Tenant

**Previous Board Action(s)**

N/A

**Special Conditions**

1. The Tenant shall occupy the Demised Premises for the purpose of a special education day school operated by Sheppard Pratt Health System, Inc. on behalf of Allegany County Public School System.
2. The Tenant shall be responsible for obtaining all permits, licenses, inspections and approvals required for its use and occupancy of the premises.
3. The Tenant shall maintain at its expense, throughout the term, insurance against loss or liability in connection with bodily injury, death, property damage or destruction, occurring within the Demised Premises. General Comprehensive Liability (GCL) insurance will have a minimum coverage of \$1,000,000.00 combined single limit per occurrence and shall contain broad form GCL Endorsement or its equivalent.



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

**TENANT LEASE****ITEM** 7-LT**BALTIMORE CITY COMMUNITY COLLEGE** Continuing Education  
(Baltimore City)**Landlord** Reisterstown Plaza Associates, LLC  
6776 Reisterstown Rd., Suite 204  
Baltimore, MD 21215**Property Location** 6764-A Reisterstown Road Plaza  
Baltimore, MD 21215

|                           |                  |                                      |          |                           |        |
|---------------------------|------------------|--------------------------------------|----------|---------------------------|--------|
| <b><u>Space Type</u></b>  | Office/Classroom | <b><u>Lease Type</u></b>             | New      | <b><u>Square Feet</u></b> | 15,186 |
| <b><u>Duration</u></b>    | 10 Years         | <b><u>Effective</u></b>              | 7/1/2012 |                           |        |
| <b><u>Annual Rent</u></b> | \$189,825.00.    | <b><u>Square Foot Rate</u></b>       |          | \$12.50                   |        |
|                           |                  | <b><u>Previous Sq. Ft. Rate</u></b>  |          | \$14.50                   |        |
|                           |                  | <b><u>Effective Sq. Ft. Rate</u></b> |          | \$14.50                   |        |

|  |   |
|--|---|
| <b><u>Utilities Responsibility</u></b> | Tenant  |
| <b><u>Custodial Responsibility</u></b> | Landlord  |
| <b><u>Previous Board Action(s)</u></b> | 6/21/06 – 15-L; 04/02/03 – 8-L; 12/13/00 – 20-L |

**Fund Source** PCA 08816, Object 13 – 100% General Funds**Retro-Active Lease** Board of Public Works is requested to retroactively approve the leasing of this space for the six (6) month period that lapsed from January 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 \$105,995.00.**Special Conditions** This lease contains cost pass through provisions for real estate taxes and custodial services.**Remarks**

1. Baltimore City Community College has utilized this space since 2001 as administrative and client contact office space providing instructional services to clients within the State of Maryland.
2. Through negotiations the Department of General Services Office of Real Estate was able to negotiate a reduction of the State's current rental rate by \$2.00 per square foot. This is a 10 year lease without rent increases.



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

**TENANT LEASE**

**ITEM**            7-LT (Cont.)

- 3.     The square footage increased by 566 square feet to include portions of the demised premises used by BCCC but not previously incorporated in the measurement.
- 4.     Through negotiations, the Department of General Services Office of Real Estate secured \$7.50 per square foot, or \$113,895.00, to improve the space at the State’s discretion. This is in addition to work to be performed by the Landlord to improve the demised premises as well as the base building.
- 5.     Landlord shall install occupancy sensors throughout the space, fluorescent bulbs in all light fixtures, 1.28 GPF toilets, programmable thermostats, and energy efficient LED exit lights.
- 6.     This lease contains a termination for convenience clause.
- 7.     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** 8-LT**DEPARTMENT OF HEALTH & MENTAL HYGIENE**

Medicaid Training Division and Office of Eligibility Services  
(Anne Arundel County)

**Landlord** Arundel Village Plaza, LLC  
222 Courthouse Court, Suite 300  
Towson, MD 21204

**Property Location** 5507 Governor Ritchie Highway, Suite E  
Brooklyn Park, MD 21225

|                           |                     |                                      |                |                           |       |
|---------------------------|---------------------|--------------------------------------|----------------|---------------------------|-------|
| <b><u>Space Type</u></b>  | Office              | <b><u>Lease Type</u></b>             | New            | <b><u>Square Feet</u></b> | 5,866 |
| <b><u>Duration</u></b>    | 10 Years            | <b><u>Effective</u></b>              | 10/1/2012      |                           |       |
| <b><u>Annual Rent</u></b> | \$101,716.44 (Avg.) | <b><u>Square Foot Rate</u></b>       | \$17.34 (Avg.) |                           |       |
|                           |                     | <b><u>Effective Sq. Ft. Rate</u></b> | \$20.59 (Avg.) |                           |       |

**Utilities Responsibility** Lessee  
**Custodial Responsibility** Lessee

**Previous Board Action(s)** N/A

**Fund Sources** 50% Federal. 50% General MO1804 PCA T913  
AOBJ 1060

**Special Conditions**

- The lease provides 60 use-in common parking spaces free of charge.
- The lease contains pass through provisions for real estate taxes and snow/ice removal. 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**

- This space will be occupied by the Medicaid Training Division and Office of Eligibility Services to providing training in long term care, waivers, Maryland children healthcare, and primary adult healthcare to case managers across the State from DHR and DHMH.

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

**TENANT LEASE**

**ITEM**        8-LT (Cont.)

- 2.     The net usable square foot rental rate will be \$16.25 for years one (1) through two (2), \$17.00 for years three (3) through five (5) and 18.25 for years six (6) through ten (10). Rent for the first month of the first lease year shall be abated resulting in a 10 year average rate of \$17.34. The one (1) month rent abatement achieves a savings of \$8,476.00.
  
- 3.     This lease contains a termination for convenience clause.
  
- 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** 9-LT-MOD**EXECUTIVE DEPARTMENT**Governor's National Relations Office  
Washington, DC**Sub-Landlord**State Services Organization  
444 North Capitol Street, NW, Suite 237  
Washington, DC 20001**Landlord/Owner**The Trustees of the M.E.B.A. Pension Trust  
c/o MEBAR Realty Holding Trust  
444 North Capitol Street, NW, Suite 719  
Washington, DC 20001**Property Location**400 N. Capitol Street, Suite 311  
Washington, DC 20001**Space Type** Office**Duration** 6 Years**Annual Rent** \$127,323.13 (Avg.)**Lease Type** Modification/ and

Renewal

**Square Feet** 2,293**Effective** 2/1/2012**Square Foot Rate** \$55.53 (Avg.)**Previous Square Foot Rate** \$58.58 (Avg.)**Utilities Responsibility**

Sub-Landlord

**Custodial Responsibility**

Sub-Landlord

**Previous Board Actions**

8/29/2001 -29-L; 7/11/2007 – 26-LT

**Fund Source**

100% General Funds D10 PCA:10960 Aobj:1301

**Retro-Active Lease**

The Board of Public Works is requested to retroactively approve the conversion of the standard of measurement from Net Usable to Building Owners and Managers Association (BOMA) increasing the square footage by 160 square feet and to further retroactively approve the reduction of rent for the remaining term of the lease by \$13,987.17.

**History/Background**

Reference is made to Board of Public Works Action Agenda Item 26-LT of 7/11/2007, wherein the Board approved a lease for a six-year term effective 2/1/2008 for 2,133 net usable square feet of office space at the above location which is scheduled for expiration on 1/31/2014.

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

**TENANT LEASE**

**ITEM** 9-LT-MOD (Cont.)

The Landlord has desires to utilize the BOMA method of measurement for the building. BOMA is recognized as the commercial real estate industry standard for measuring office space and typically increases the size above that of a net usable measurement.

As an inducement for the State of Maryland to modify its existing lease agreement to reflect the BOMA measurement of space and to further agree to renew the lease for an additional 6 year term effective February 1, 2014, the Landlord has offered to reduce the rental rate by an average of \$6.10 per square foot or \$13,985.17 effective February 1, 2012 through the end of the current lease term of January 31, 2014.

**Special Conditions**

1. The sublease provides for five (5) parking spaces at the monthly rate of \$194.14 per parking space the initial year and increases 2.25% per annum thereafter.
2. The sublease provides for \$5.00 per square foot paid by the Landlord for tenant improvements.
3. The sublease contains a provision for annual rent increases of 2.25% per year.

**Remarks**

- | 1. The space has been used since 1976 as the Governor’s National Relations Office. ← - - - - Formatted: Bullets and Numbering
- | 2. This location is leased by the State Services Organization, which in turn subleases to each of the States for use as a liaison office with the Federal Government. ← - - - - Formatted: Bullets and Numbering
- | 3. Modifying the method of measurement and renewing this lease early, the State’s rental expense will be reduced by \$13,985.17 during the remaining term. ← - - - - Formatted: Bullets and Numbering
- | 4. The lease does not contain a termination for convenience clause. ← - - - - Formatted: Bullets and Numbering

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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-MOD**MARYLAND DEPARTMENT OF TRANSPORTATION**

Motor Vehicle Administration (MVA)  
Baltimore, MD

**Landlord**

Hilltop Development Associates, LLC  
P.O. Box 196  
Stevenson, MD 21153

**Property Location**

5415 Reisterstown Rd.  
Baltimore, MD 21215

| <b><u>Space Type</u></b>  | Office/Land         | <b><u>Lease Type</u></b>            | Modification | <b><u>Square Feet/Acre</u></b> |
|---------------------------|---------------------|-------------------------------------|--------------|--------------------------------|
| <b><u>Duration</u></b>    | 8 years/10 months   | <b><u>Effective</u></b>             | 7/2/2012     | Building 20,000                |
| <b><u>Annual Rent</u></b> |                     | <b><u>Square Foot Rate-Blg.</u></b> | \$30.65      | Land 3.92 Acres                |
| Office                    | \$613,000.00        | <b><u>Eff. Square Foot Rate</u></b> | \$31.90      |                                |
| Land                      | <u>\$249,154.02</u> | <b><u>Land Rate/Acre</u></b>        | \$63,561.22  |                                |
| Total                     | \$862,154.02        |                                     |              |                                |

**Utilities Responsibility**

Tenant

**Custodial Responsibility**

Landlord

**Previous Board Action(s)**

9/16/2009 – 13-LT

**Reference**

Reference is made to Board of Public Works Action Agenda Item 13-LT of September 16, 2009, wherein the Board of Public Works approved a lease for a ten (10) year term for 20,000 net usable square feet of office space and 3.26 acres of land located at 5415 Reisterstown Road, Baltimore, MD 21215 for the Maryland Department of Transportation Motor Vehicle Administration.

The Board of Public Works is now requested to approve modifications to the lease agreement for the above referenced location as follows: (1) the increase of land area from 3.26 acres to 3.92 acres; and (2) the reduction of the annual land rent.



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

**CAPITAL GRANTS AND LOANS**

**ITEM**            11-CGL

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

***Mayor & City Council of the City of Baltimore***

*East Baltimore Biotechnology Park*

*“For property acquisition, demolition, and site improvements in the East Baltimore Biotechnology Park area.”*

***\$5,000,000.00***

*East Baltimore Biotechnology Park Loan of 2010 (Chapter 483, Acts of 2010)*

*DGS Item G002/130, (SL-021-020-038)*

**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 & City Council of the City of Baltimore have submitted evidence in the form of canceled checks and invoices that it has more than \$5,000,000.00 in eligible expenditures to meet the matching fund requirement for this project. *Documents for certification of match were received by the Department of General Services prior to May 31, 2012.*

**BACKGROUND**

|                                  |                        |
|----------------------------------|------------------------|
| Total Project                    | \$993,100,000.00       |
| <b>10-G002/130 (This Action)</b> | <b>\$ 5,000,000.00</b> |
| 09-G002/136 (Prior Action)       | \$ 5,000,000.00        |
| 08-G002/130 (Prior Action)       | \$ 5,000,000.00        |
| 07-G003/144 (Prior Action)       | \$ 5,000,000.00        |
| 06-009 (Prior Action)            | \$ 5,000,000.00        |
| 05-G058/178 (Prior Action)       | \$ 4,000,000.00        |
| 04-G040/097 (Prior Action)       | \$ 4,500,000.00        |
| 02-003 (Prior Action)            | \$ 2,000,000.00        |
| 11-G002/131 (Future Action)      | \$ 2,500,000.00        |
| Local Cost                       | \$955,100,000.00       |

(Prior actions: 9/1/10 Agenda, Item 41-CGL; 11/20/02 Agenda, Item 9-CGL (non-match); 10/5/05 Agenda, Item 17-CGL; 8/30/06 Agenda, Item 24-CGL; 3/21/07 Agenda, Item 16-CGL (non-match); 1/30/08 Agenda, Item 17-CGL.B.; 2/27/08 Agenda, Item 16-CGL Supplemental; 4/1/09 Agenda, Item 20-CGL)



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

**CAPITAL GRANTS AND LOANS**

**ITEM**        11-CGL (Cont.)

**REMARKS:**

(1)     The grant agreement has been revised to include the Memorandum of Agreement among Baltimore Department of Housing and Community Development, Maryland Department of General Services, Maryland Historical Trust, East Baltimore Development, Inc., and East Baltimore Community School Board.

(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.

(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.

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

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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**            12-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 Ivymount School, Inc.***  
***(Montgomery County)***

*Ivymount School Annex Building*

*“For the planning, design, construction, renovation, and capital equipping of the Ivymount School Annex Building, located in Rockville.”*

***\$100,000.00***

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

*DGS Item G065*

***\$100,000.00***

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

*DGS Item G131, SL-026-100-038*

**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 Ivymount School, Inc. has submitted evidence in the form of invoices and canceled checks that it has \$475,951.00 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 Ivymount School, Inc. \$200,000.00 for eligible expenditures.

**BACKGROUND**

|                              |                      |
|------------------------------|----------------------|
| Total Project                | \$1,525,000.00       |
| <b>11-G065 (This Action)</b> | <b>\$ 100,000.00</b> |
| <b>11-G131 (This Action)</b> | <b>\$ 100,000.00</b> |
| 10-G134 (Prior Action)       | \$ 50,000.00         |
| 10-G059 (Prior Action)       | \$ 125,000.00        |
| Local Cost                   | \$1,150,000.00       |

**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.

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

**CAPITAL GRANTS AND LOANS**

**ITEM**        12-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**           13-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 Jewish Foundation for Group Homes, Inc.  
(Montgomery County)***

*Jewish Foundation for Group Homes Activity Center*

*“For the renovation and capital equipping of the Jewish Foundation for Group Homes Activity Center, located in Rockville.”*

***\$150,000.00***

*Maryland Consolidated Capital Bond Loan of 2010 (Chapter 483, Acts of 2010)  
DGS Item G060, (SL-073-100-038)*

**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 Jewish Foundation for Group Homes, Inc. has submitted evidence in the form of canceled checks and invoices that is has \$349,815.35 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 Jewish Foundation for Group Homes, Inc. \$150,000.00 for eligible expenditures. *Documents for certification of match were received by the Department of General Services prior to May 31, 2012.*

|                          |                              |                     |
|--------------------------|------------------------------|---------------------|
| <b><u>BACKGROUND</u></b> | Total Project                | \$300,000.00        |
|                          | <b>10-G060 (This Action)</b> | <b>\$150,000.00</b> |
|                          | Local Cost                   | \$150,000.00        |

**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.

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

**CAPITAL GRANTS AND LOANS**

**ITEM**        13-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**            14-CGL

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

***Maryland-National Capital Park and Planning Commission (Montgomery County)***  
***Little Bennett Regional Park-Day Use Area***

*“For the design, construction, repair, reconstruction, and capital equipping of the Day Use Area at the Little Bennett Regional Park, located in Clarksburg.”*

***\$100,000.00***

*Maryland Consolidated Capital Bond Loan of 2007 (LHI - Chapter 488, Acts of 2007, and as amended by Chapter 707, Acts of 2009 and Chapter 396, Acts of 2011)*

*DGS Item G055*

***\$100,000.00***

*Maryland Consolidated Capital Bond Loan of 2007 (LSI - Chapter 488, Acts of 2007, and as amended by Chapter 707, Acts of 2009 and Chapter 396, Acts of 2011)*

*DGS Item G138, SL-090-070-038*

**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 Maryland-National Capital Park and Planning Commission has submitted documentation that it has appropriated \$300,000.00 in its Fiscal Years 2011 and 2012 budgets to meet the matching fund requirement for this project.

**BACKGROUND**

|                              |                     |
|------------------------------|---------------------|
| Total Project                | \$300,000.00        |
| <b>07-G055 (This Action)</b> | <b>\$100,000.00</b> |
| <b>07-G138 (This Action)</b> | <b>\$100,000.00</b> |
| Local Cost                   | \$100,000.00        |

**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.

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

**CAPITAL GRANTS AND LOANS**

**ITEM**        14-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**            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 Maryland Center for Veterans Education and Training, Inc.  
(Baltimore City)*

*Maryland Center of Veterans Education and Training*

*“For the construction and renovation of the Maryland Center of Veterans Education and Training, located in Baltimore City.”*

***\$90,000.00***

*Maryland Consolidated Capital Bond Loan of 2011 (LSI - Chapter 396, Acts of 2011)  
DGS Item G038, (SL-028-110-038)*

**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 Maryland Center for Veterans Education and Training, Inc. has submitted documentation that it has \$322,707.11 in a financial institution to meet the matching fund requirement.

|                          |                              |                     |
|--------------------------|------------------------------|---------------------|
| <b><u>BACKGROUND</u></b> | Total Project                | \$215,000.00        |
|                          | <b>11-G038 (This Action)</b> | <b>\$ 90,000.00</b> |
|                          | Local Cost                   | \$125,000.00        |

**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 grant agreements for the following grants:

*Maryland-National Capital Park and Planning Commission (Montgomery County)  
Warner Manor*

*“For the design, construction, repair, renovation, and reconstruction of the Warner Manor, located in Kensington.”*

***\$275,000.00***

*Maryland Consolidated Capital Bond Loan of 2010 (LSI - Chapter 483, Acts of 2010 and as amended by Chapter 396, Acts of 2011) DGS Item G069*

***\$100,000.00***

*Maryland Consolidated Capital Bond Loan of 2011 (LSI - Chapter 396, Acts of 2011) DGS Item G077, SL-064-040-038*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2013 for both grants and the Board of Public Works to certify a matching fund. The Maryland-National Capital Park and Planning Commission is utilizing the value of property as their matching fund. The Department of General Services, Real Estate Office has reviewed the appraisal of the property located at 10231 Carroll Place in Montgomery County and has approved a minimum value of \$1,000,000.00 to meet the matching fund requirement.

**BACKGROUND**

|  |                      |
|--|----------------------|
| Total Project                              | \$6,649,000.00       |
| <b>11-G077 (This Action)</b>               | <b>\$ 100,000.00</b> |
| <b>10-G069 (This Action)</b>               | <b>\$ 275,000.00</b> |
| 06-G072 (Prior Action)                     | \$ 150,000.00        |
| 04-G060 (Prior Action)                     | \$ 100,000.00        |
| Local Cost                                 | \$6,024,000.00       |
| (Prior Action: 6/9/10 Agenda, Item 34-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**      16-CGL (Cont.)

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

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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**            17-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 Astronomical League of Central Maryland, Inc.  
(Howard County)*

*Watson Telescope Observatory*

*“For the planning, design, construction, and capital equipping of the Watson Telescope Observatory, located in Marriottsville.”*

***\$25,000.00***

*Maryland Consolidated Capital Bond Loan of 2010 (LSI - Chapter 483, Acts of 2010)  
DGS Item G054, SL-063-100-038*

**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 Howard Astronomical League of Central Maryland, Inc. has submitted evidence of in-kind services totaling \$33,317.50 and \$14,487.63 in a financial institution for a total of \$47,805.13 to meet the matching fund requirement for this project. *Documents for certification of match were received by the Department of General Services prior to May 31, 2012.*

|                          |                              |                     |
|--------------------------|------------------------------|---------------------|
| <b><u>BACKGROUND</u></b> | Total Project                | \$120,317.00        |
|                          | <b>10-G054 (This Action)</b> | <b>\$ 25,000.00</b> |
|                          | Local Cost                   | \$ 95,317.00        |

**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

**DEPARTMENT OF HEALTH AND MENTAL HYGIENE**

**NAME OF GRANTEE/BORROWER**

Housing Unlimited, Inc.  
1398 Lamberton Drive, Suite G1  
Silver Spring, MD 20902

**CONTRACT NO. AND TITLE**

Project No. MHA-CB-20805-04;  
Acquisition of: 18711 Sparkling Water Dr.,  
Unit K, Germantown, MD 20874

**DESCRIPTION**

Approval is requested for a State grant of \$96,125.00 to assist Housing Unlimited, Inc. (HUI), a nonprofit organization, in the cost of acquiring a two-bedroom/two bathroom condominium at 18711 Sparkling Water Dr., Unit K, Germantown, MD. The condominium will house two individuals with psychiatric disabilities. The contract price is \$127,217.00. This home is part of the Moderately Priced Dwelling Unit (MPDU) program in Montgomery County. Housing units that are part of this program contain a 30-year restrictive covenant that prohibits their sale on the open market. During that period, the units can be offered only to a population pre-qualified by Montgomery County for less than market rates.

Two appraisals were obtained for the property; both have been reviewed by the Department of General Services.

\$130,000.00   Laura G. Lamb & Co., Laytonsville, MD

\$134,500.00   Associated Appraisers, Beltsville, MD

Based on these appraisals, the Department of General Services approved the fair market value of the real estate at \$130,000.00.

Eligible project costs are \$128,167.00. This includes \$127,217.00 for acquisition and \$950.00 for appraisals. The costs will be funded as follows:

**AMOUNT**

\$128,167.00\*

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

**CAPITAL GRANTS AND LOANS**

**ITEM**           18-CGL (Cont.)

**FUND SOURCE**

\$32,042.00 (25%) – Applicant’s Share  
 Montgomery County  
 \$96,125.00 (75%) – State’s Share  
 Community Health Facilities Funds  
 MCCBL 2009, Community Health Facilities  
 Funds

**REMARKS**

\*The State is participating in 75% of the total acquisition cost of \$128,167.00. State participation is limited to the lesser of the value approved by the Department of General Services, based upon the appraisals or actual acquisition cost.

Established in 1994, Housing Unlimited, Inc. provides permanent, affordable, independent housing in Montgomery County for single adults with psychiatric disabilities. Currently, HUI has a three-year waiting list of 250-300 low-income adults with mental illness who are in need of permanent, affordable housing. The tenants who will reside in this home will pay 35 percent of their net income for rent and utilities. The income for the majority of HUI tenants is Supplemental Security Income (SSI), and the maximum SSI payment for an individual is currently \$674.00 a month. In addition to these funds, Montgomery County provides \$200.00 a month for each client through the Montgomery County Rental Assistance Program.

In accordance with Subtitle 6 of the Health-General Article of the *Annotated Code of Maryland*, the Board’s approval is further contingent upon the State’s right of recovery being included in the Deed(s) or otherwise recorded among the Land Records of Montgomery County.

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

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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**            19-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 James B. Richardson Foundation, Inc.  
(Dorchester County)*

*Richardson Maritime Heritage Center*

*“For the development or improvement purposes of the Richardson Maritime Heritage Center, located in Cambridge.”*

***\$50,000.00***

*Maryland Consolidated Capital Bond Loan of 2010 (Chapter 483, Acts of 2010)  
DGS Item G048, (SL-071-100-038)*

**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 James B. Richardson Foundation, Inc. has submitted evidence in the form of canceled checks and invoices that is has \$24,560.41 in eligible expenditures and \$36,688.77 in a financial institution for a total of \$61,249.18 to meet the matching fund requirement for this project. *Documents for certification of match were received by the Department of General Services prior to May 31, 2012.*

|                          |                              |                     |
|--------------------------|------------------------------|---------------------|
| <b><u>BACKGROUND</u></b> | Total Project                | \$323,000.00        |
|                          | <b>10-G048 (This Action)</b> | <b>\$ 50,000.00</b> |
|                          | Local Cost                   | \$273,000.00        |

**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.

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

|                 |             |                    |           |
|-----------------|-------------|--------------------|-----------|
| APPROVED        | DISAPPROVED | DEFERRED           | WITHDRAWN |
| WITH DISCUSSION |             | WITHOUT DISCUSSION |           |