### DEPARTMENT OF GENERAL SERVICES

### Items to be presented to the Board of Public Works

### July 11, 2012

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#### CONSTRUCTION CONTRACT

**ITEM** 1-C

MARYLAND SCHOOL FOR THE DEAF Maryland School for the Deaf

Frederick, MD

CONTRACT NO. AND TITLE Project No. REBID A-000-100-001

Bus Loop and Parking Lot ADPICS NO. 001B3400034

DESCRIPTION Approval requested for a contract that consists of a new bus loop with 12 bus parking spaces, totaling approximately 13,500 square

feet, and a new 66-space parking lot of approximately 25,000 square feet with appropriate parking for individuals with disabilities located at The Maryland School for the Deaf, Frederick

Campus, 101 Clarke Place, Frederick, MD 21705.

**PROCUREMENT METHOD** Competitive Sealed Bids

**BIDS OR PROPOSALS** AMOUNT Ross Contracting, Inc., Mount Airy, MD \$1,692,550.00 Puente Technology, LLC, Ellicott City, MD \$1,768,998.00 Morgan-Keller, Inc., Frederick, MD \$1,831,940.00

**AWARD** Ross Contracting, Inc.

Mount Airy, MD

**AMOUNT** \$1,692,550.00

**TERM** 360 Calendar Days

**MBE PARTICIPATION** 35.5%

**PERFORMANCE BOND** Yes

**HIRING AGREEMENT ELIGIBLE** Yes

**REMARKS** The project was advertised on eMaryland

Marketplace.com, and 3 qualified bids were received on March 14, 2012.

#### CONSTRUCTION CONTRACT

**ITEM** 1-C (Cont.)

The project includes the demolition of the former Kent McCanner Elementary School building. The functions for this building will be taken over by the construction of the new Elementary School/Family Education and Early Intervention building completed in October 2009 and the new Cafeteria Building completed in March 2011. Construction of the new Bus Loop and Parking Lot will be done in two phases.

The first phase will include demolition of the Kent McCanner Building and the construction of the parking lot on Hessian Alley. This will be followed by the construction of the new Bus Loop on South Carroll Street. Completion of the project will help alleviate campus parking problems and traffic congestion on Clarke Place where an existing parking lot shares duties as the current school bus staging/loading area. The bus loop will serve middle and high school students.

The Department of Budget and Management (DBM) and the Department of General Services (DGS) have recommended an allocation of \$394,606.00 from the Construction Contingency Fund for the Bus Loop & Parking Lot at the Maryland School for the Deaf-Frederick Campus. In accordance with State Finance and Procurement Article, Section § 3-609, subsection (g), the Budget Committees have been notified of this recommendation and they concur with the recommendation. The recommended awardee has confirmed its bid.

**FUND SOURCE** \$1,297,944.00 MCCBL 2010 Item 020

(Provide funds to construct a new bus loop and parking lot on the Frederick campus.) \$394,606.00 MCCBL 2007/Item 036 (Construction Contingency Fund)

**RESIDENT BUSINESS** Yes

**TAX COMPLIANCE NO.** 12-0756-1111

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

#### **MAINTENANCE CONTRACT**

2-M **ITEM** 

**DEPARTMENT OF GENERAL SERVICES** Statewide

Project No. DGS-12-304-IQC **CONTRACT NO. AND TITLE** 

> Indefinite Quantity Contract to Provide Statewide Electrical Services & Related Work in the Central Region, Eastern Region, Southern Region and Western Region; for Multiple Electrical Projects with Fees

\$200,000.00 or less.

#### DESCRIPTION

Approval is requested for an Indefinite Quantity Contract (IQC) to provide statewide on-call service for the repair and related work for electrical services for various State agencies contracted through the Maryland Department of General Services in four (4) regions (Eastern, Central, Southern and Western), on an as needed basis. This contract includes all labor and materials for projects on a fixed-price basis in accordance with pre-approved labor rates. The contracts will be effective for three (3) years plus time required for completion of task orders issued prior to the completion date. Individual projects awarded under this IQC may not exceed \$200,000.00; however, the aggregate fee for the total number of projects awarded to any one firm in each region may not exceed \$500,000.00. Individual task orders under this IQC will be competitively bid among all qualified firms.

Qualified

#### **PROCUREMENT METHOD** Competitive Sealed Proposal

#### **OFFERORS QUALIFIED/NOT-QUALIFIED**

#### **Central Region**

Electrico, Inc., Baltimore, MD

CUMULAN INGION	
Advanced Fire Protection/Electrical Division,	Qualified
Glen Burnie, MD	
Dvorak, LLC, Baltimore, MD	Qualified
Electrico, Inc., Baltimore, MD	Qualified
TISSA Enterprises, Inc. (TEI), Frederick, MD	Qualified
Urban Francis, LLC, Baltimore, MD	Qualified
Eastern Region	
Advanced Fire Protection/Electrical Division,	Qualified
Glen Burnie, MD	
Dvorak, LLC, Baltimore, MD	Qualified

### MAINTENANCE CONTRACT

**ITEM** 2-M Cont.)

Southern	Region
Southern	IXCZIUII

Advanced Fire Protection/Electrical Division,	Qualified
Glen Burnie, MD	
Dvorak, LLC, Baltimore, MD	Qualified
Electrico, Inc., Baltimore, MD	Qualified
Urban Francis, LLC, Baltimore, MD	Qualified

### Western Region

Dvorak, LLC, Baltimore, MD	Qualified
Electrico, Inc., Baltimore, MD	Qualified
TISSA Enterprises, Inc. (TEI), Frederick, MD	Qualified

### AWARD (by Region) Total

### **Central Region**

Advanced Fire Protection/Electrical Division	\$500,000.00
Dvorak, LLC	\$500,000.00
Electrico, Inc.	\$500,000.00
TISSA Enterprises, Inc. (TEI)	\$500,000.00
Urban Francis, LLC	\$500,000.00

#### **Eastern Region**

Advanced Fire Protection/Electrical Division	\$500,000.00
Dvorak, LLC	\$500,000.00
Electrico, Inc.	\$500,000.00

#### **Southern Region**

Advanced Fire Protection/Electrical Division	\$500,000.00
Dvorak, LLC	\$500,000.00
Electrico, Inc.	\$500,000.00
Urban Francis, LLC	\$500,000.00

### Western Region

Dvorak, LLC	\$500,000.00
Electrico, Inc.	\$500,000.00
TISSA Enterprises, Inc. (TEI)	\$500,000.00

#### MAINTENANCE CONTRACT

**ITEM** 2-M (Cont.)

AWARDS (by Vendor/Region)		ADPICS NO.
Advanced Fire Protection/Electrical Division	\$1,500,000.00	001B3400045
(Eastern, Southern & Central)		
Dvorak, LLC (All Regions)	\$2,000,000.00	001B3400046
Electrico, Inc. (All Regions)	\$2,000,000.00	001B3400047
TISSA Enterprises, Inc. (TEI), (Central &Western)	\$1,000,000.00	001B3400048
Urban Francis, LLC (Central & Southern Regions)	\$1,000,000.00	001B3400049
Total NTE	\$7,500,000.00	

AMOUNT \$5,000,000.00 Aggregate Value for Central

Region

\$2,000,000.00 Aggregate Value for Eastern

Region

\$2,000,000.00 Aggregate Value for

Southern Region

\$2,000,000.00 Aggregate Value for Western

Region

**TERM** 3 years from date of approval

**PERFORMANCE BOND** 100% for task order amounts above

\$100,000.00

MBE PARTICIPATION See Remarks below

**REMARKS** A notice of the availability of the Request for Proposal (RFP) was advertised on *eMarylandMarketplace.com* (eMM) and the DGS Bid Board on October 3, 2011. Four hundred and fifty three (453) vendors were contacted through eMM for this solicitation. Five (5) firms submitted technical proposals by the November 2, 2011.

The Evaluation Committee convened on November 18, 2011 through April 6, 2012 to evaluate the technical proposals of the five (5) firms. Each member of the Committee read and evaluated each proposal. Criteria considered in the evaluation process included: general competence based on evaluation of resumes of key personnel proposed for each firm; firm experience, experience as demonstrated by providing similar services on three (3) representative projects; past performance by the firm, company profile and annual sales volume.

#### **MAINTENANCE CONTRACT**

Urban Francis, LLC, Baltimore, MD

**ITEM** 2-M (Cont.)

On April 13, 2012, a request for price proposals was sent to the qualifying firms, with a due date of April 26, 2012. The Qualification Committee convened on April 30, 2012 through May 3, 2012 to review the price proposals and all five (5) firms were recommended for award.

This contract will allow DGS to more rapidly respond to critical repair needs at State facilities when the use of competitive sealed bidding is not possible due to time required or, when emergency conditions exist that may subject the State to inflated pricing.

12-1053-1110

MBE Participation will be established for each task order.

FUND SOURCE	Various Sources
RESIDENT BUSINESS	Yes for all
TAX COMPLIANCE NO.	
Advanced Fire Protection/Electrical Division,	12-1050-1110
Glen Burnie, MD	
Dvorak, LLC, Baltimore, MD	12-1051-0111
Electrico, Inc., Baltimore, MD	12-1052-0111
TISSA Enterprises, Inc. (TEI), Frederick, MD	12-1072-1111

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

#### **GENERAL MISCELLANEOUS**

ITEM 3-GM

**REFERENCE** In accordance with provisions of the State Finance and Procurement Article, Section 8-301, Annotated Code of Maryland, the Board of Public Works approval is requested for the use of General Obligation Bond funding for the contract(s) noted below in the total amount of \$155,344.71 (3 items).

A. Pocomoke State Park (Worcester County)

<u>**DESCRIPTION**</u> Approval for a contract to provide all labor, equipment, materials, supplies, supervision, insurance, etc., necessary to renovate the Marina Service Building at Pocomoke State Park, in Worcester County.

**REMARKS** This solicitation was advertised and bid on *eMaryland Marketplace.com* (eMM) and the DGS Bid Board.

The project estimate was \$113,505.00. This project was included on the FY-11 Waterway Improvement program, and was in the priority schedule within the budgeted funding. DNR prepared the specifications for this solicitation.

**CONTRACT NO. AND TITLE** Project No: P-018-120-010;

Renovations to Marina Service Building

**PROCUREMENT METHOD** Competitive Sealed Bids

AWARD Harper & Sons, Inc.,

Easton, MD

**AMOUNT** \$97,530.00

TERM 180 Calendar Days

MBE PARTICIPATION 5% No Split

FUND SOURCE MCCBL 2011/Item 053 (Waterway

Improvement Funds)

#### **GENERAL MISCELLANEOUS**

**ITEM** 3-GM (Cont.)

B. Department of Public Safety and Correctional

Services

Police and Correctional Training

Commissions Sykesville, MD

**DESCRIPTION** Purchase and installation of a security

camera system for the Rifle Range at the Public Safety Training Center in Sykesville, MD.

**REMARKS** This security camera system will enhance

site safety and security, and will enable live monitoring of the rifle range operations from the Firearms Training Facility.

**CONTRACT NO. AND TITLE** Project No. TA-000-152-101;

Security Camera System for the Rifle Range

PROCUREMENT METHOD Small Procurement

AWARD Kratos/HBE

Elkridge, MD

**AMOUNT** \$25,069.71

FUND SOURCE MCCBL2009/Item 024 (Provide funds to

design and remediate the rifle range for the Firearms Training Facility at the Public Safety Education and Training Center)

C. Department of Veterans Affairs Cheltenham Veterans Cemetery

Cheltenham, MD 20623

CONTRACT NO. AND TITLE Project No. VC-001-080-001;

Fuel Oil Tank Replacement

**<u>DESCRIPTION</u>** Approval for a contract to provide all labor,

equipment, materials, insurance, test, and backfill necessary for the removal and disposal of one (1) 1,000 gallon underground oil tank and replace with a 500 gallon above ground tank at the Cheltenham Veterans Cemetery. Contractor to restore the site back to the match existing and as required to the satisfaction of the Owner.

#### **GENERAL MISCELLANEOUS**

**ITEM** 3-GM (Cont.)

**REMARKS** The government estimate for this project is \$97,964.00. The contract duration is 90 days. This solicitation was advertised and bid on *eMaryland Marketplace.com*.

**PROCUREMENT METHOD** Competitive Sealed Bids

**AWARD** Petroleum Services, Inc.

Baltimore, MD

**AMOUNT** \$32,745.00

MBE PARTICIPATION 5%

**FUND SOURCE** MCCBL 2009/Item 009 (Provide funds to

remove, replace, upgrade State-owned under ground heating oil storage tank-Statewide)

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

#### **GENERAL MISCELLANEOUS**

ITEM 4-GM

**REFERENCE**In accordance with provisions of the State Finance and Procurement Article, Section 8-301, Annotated Code of Maryland, the Board of Public Works approval is requested for the use of General Obligation Bond funding for the contract(s) noted below. Any modifications listed below reflect the change in funding from POS funds to General Obligation Bond funds (MCCBL) also noted below. Total amount of funds used is \$207,730.84 (4 items).

The fund sources for this particular item will be designated as:

MCCBL 2010/Item 016 (Provide funds to construct capital improvements such as planned Maintenance and repair projects at public use facilities on State-Owned property)
MCCBL 2011/Item 008 (Provide funds to construct capital improvements such as planned Maintenance and repair projects at public use facilities on State-Owned property)

#### **Department of Natural Resources**

A. Smallwood State Park (Charles County)

<u>DESCRIPTION</u> Approval requested for a contract to provide all labor, equipment, materials, supplies, supervision, and insurance necessary to install OSDS (on-site sewage disposal systems) at three locations throughout Smallwood State Park.

**REMARKS** This solicitation was advertised and bid on *eMaryland Marketplace.com* (eMM) and the DGS Bid Board.

The project estimate was \$127,000.00. This project was included in the priority schedule within the budgeted funding. DNR prepared the specifications and five vendors attended the prebid. Two vendors bid on the project with one vendors under the project estimate. The awarded vendor was evaluated and confirmed his bid. 5% MBE participation was provided in the documentation and was approved.

**CONTRACT NO. AND TITLE** Project No: P-000-116-910;

On-site sewage disposal system upgrades

**PROCUREMENT METHOD** Competitive Sealed Bids

#### **GENERAL MISCELLANEOUS**

ITEM 4-GM (Cont.)

AWARD J. M. Kudrick & Sons, Inc.

Cumberland, MD

**AMOUNT** \$99,895.00

TERM 60 Calendar Days

MBE PARTICIPATION 5%

FUND SOURCE MCCBL 2010/Item 016

B. Pocomoke River State Park

Snow Hill, MD (Worcester County)

**DESCRIPTION** Approval for a contract to provide and

install one ADA compliant powered lift at the main pool, Shad Landing Area.

**REMARKS** Fabricate and install two stainless steel ADA

compliant pool stair handrails, remove existing single handrail and anchors and patch existing mounting holes. Test for proper operation. Remove debris from State Property.

CONTRACT NO. & TITLE Project No. P-018-121-010;

ADA Upgrades - Main Pool/Pocomoke

State Park

PROCUREMENT METHOD Small Procurement

<u>AWARD</u> American Pool

Columbia, MD

**AMOUNT** \$6,950.00

FUND SOURCE MCCBL 2011/Item 008

#### **GENERAL MISCELLANEOUS**

ITEM 4-GM (Cont.)

C. Fair Hill NRMA

<u>**DESCRIPTION**</u> This project requires the contractor to provide all materials, equipment, supplies, etc., to renovate two operational houses at Fair Hill NRMA.

**REMARKS**This solicitation was advertised and bid on *eMaryland Marketplace.com* (eMM). Notice of Availability was also posted on the DGS Bid Board. This project was included in the priority schedule within the budgeted funding. DNR prepared the specifications for this contract. The recommended awardee was evaluated and confirmed his bid. The project estimate was \$111,050.00.

**CONTRACT NO. AND TITLE** Project No. P-043-101-010;

Exterior Renovations on Two Houses

**PROCUREMENT METHOD** Competitive Sealed Bids

**AWARD** Bob Andrews Construction, Inc.

Kingsville, MD

**AMOUNT** \$98,400.00

**TERM** 120 Calendar Days

MBE PARTICIPATION 10%

FUND SOURCE MCCBL 2011/Item 008

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

<u>DESCRIPTION</u> The Department of Natural Resources is requesting the reimbursement of expenditures from General Obligation Bond funding for work that was completed by DNR In-House Maintenance Staff as noted below in the total amount of \$2,485.84.

**GENERAL MISCELLANEOUS** 

**ITEM** 4-GM (Cont.)

**REMARKS** The project is for repair and replacement of

bathroom stalls, painting, repair of roof damage and repair the ventilation.

CONTRACT NO. & TITLE Project No. P-065-121-110;

Exterior Bathhouse Renovations

PROCUREMENT METHOD Small Procurement

**AWARD** Department of Natural Resources

**AMOUNT** \$2,485.84

FUND SOURCE MCCBL 2011/Item 008

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

#### **GENERAL/MISCELLANEOUS**

ITEM 5-GM

**DEPARTMENT OF GENERAL SERVICES:** Department of Natural Resources

Annapolis, MD

TITLE: Transfer of Funds

**REFERENCE** The Department of Natural Resources is requesting the transfer of funding from the DGS budget to the DNR critical maintenance budget to allow for the use of the DNR In-House Maintenance Staff to complete the following critical

maintenance projects that were included in the FY-2013 budget submission:

Project Location	<u>Description</u>	<b>Estimate</b>
Fair Hill NRMA	Safety Fence Installation	\$ 5,000.00
Choptank Fishing Pier	Re-roof Office	\$ 6,000.00
Unicorn Fish Hatchery	Re-roof Hatchery Buildings	\$ 25,000.00
Unicorn Fish Hatchery	Replace Fence	\$ 37,000.00
Wye Mills	Roofing Annex	\$ 6,000.00
Albert Powell Fish Hatchery*	Re-roof Four Buildings	\$ 26,000.00
Bear Creek Fish Hatchery*	Roofs	\$ 26,000.00
Rocky Gap SP	IN-House Renovations	\$100,000.00
Manning Hatchery	Replace Doors-Hatchery Bldg.	\$ 15,000.00
Merkle Wildlife Sanctuary	Boardwalk Replacement	\$ 5,000.00
Myrtle Grove WMA	Renovate Shooting Range	\$ 35,000.00
	Total	\$286,000.00

This funding will be used to pay for materials and equipment required to complete the projects. All items will be procured under the small procurement process under DNR authority.

<u>DESCRIPTION</u> In accordance with provisions of the State Finance and Procurement Article, Section 4-410, Annotated Code of Maryland, Board of Public Works approval is requested to transfer to Department of Natural Resources \$286,000.00 to support the above referenced project. Contractor/supplier invoices must be presented to the State Comptroller for payment. Disbursements from these accounts will be made by the State Treasurer based on warrants from the State Comptroller.

<sup>\*</sup> A portion of the funds will be used to pay labor costs on those projects DNR will be working with the Department of Public Safety and Correctional Services to incorporate the use of inmate labor.

GENERAL/MISCELLANEOU	US
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ITEM 5-GM

**AMOUNT** \$286,000.00

**REMARKS**The Department of Natural Resources will utilize its own forces to complete these projects and save the administrative costs, along with the overhead and profit that are incurred using outside contractors. This will allow DNR to complete additional projects with the savings.

The Department of Budget and Management has reviewed and approved this request for use of capital funds.

**FUND SOURCE** 

MCCBL 2012 Item 013 (Provide Funds to construct capital improvements such as planned maintenance and repair projects on State Owned Land.)

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

### **GENERAL/MISCELLANEOUS**

**ITEM** 6-GM

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

capital improvement project identified below:

Project Description Project No. H-453-100-001 Inspections Services for New Kidney Dialysis Addition and Renovate Unit 1 North Deer's Head Hospital Center Salisbury, MD (Wicomico County)	<u>Amount</u> \$53,903.62	Fund Source MCCBL 2011/Item 011 (Provide funds to complete, design and construct a new kidney dialysis unit for administrative purposes at Deer's Head Hospital Center)
Project No. KN-000-110-001 Inspections Services to Replace Sliding Door Openers Western Correctional Institution-Alleghany County, MD	\$ 2,660.63	MCCBL 2010/Item 010 (Provide funds for the State Capital Facilites Renewal Program-Statewide)
Project No. P-008-110-010 Inspections Services to Renovate Office Deep Creek Lake State Park Garrett County, MD	\$ 8,171.93	MCCBL 2010/Item 016 (Provide funds to construct capital improvements such as planned maintenance and repair projects at public use facilities on State-owned property)
Project No. A-000-100-001 Inspections Services for New Bus Loop at Maryland School For the Deaf Frederick County, MD	\$17,276.80 \$82,012.98 Total	MCCBL 2010 Item 020 (Provide funds to construct a new bus loop at MSD Frederick)

ITEM	6-GM (	Cont.)
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**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

#### **REAL PROPERTY**

ITEM 7-RP

MILITARY DEPARTMENT 301 Old Bay Lane, Havre de Grace

0.6138 acres, (Harford County)

File #00-8439

**REFERENCE** Approval is requested to sell in fee simple,

0.6138 acres +/- located at 301 Old Bay Lane, Havre de Grace, MD to the Mayor and City Council of Havre De Grace. Reference is made to Item 5-RP of the 10/5/11 Board of Public Works meeting, in which approval was given to declare this property surplus. The City of Havre De Grace is in need of the acreage so that improvements can be made to Old Bay Lane.

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

**PROPERTY** 0.6138 +/- acres

**OWNERSHIP** State of Maryland, to the use of the

Military Department

**GRANTEE** Mayor and City Council of Havre

De Grace

**PRICE** \$8,201.00

#### APPRAISED VALUES

\$8,201.00 - Bernard A. Page, Jr. - (5/6/10) Fee Appraiser

#### REMARKS

The Maryland Military Department recommends approval of this acquisition.

Board approval is requested to make an exception to the l year appraisal policy requirement for this project. The transaction was finalized in early 2011, when the Harford County Attorney discovered a 30 year old unrecorded deed, which was initially believed to be for this disposal. After a lengthy review of both the County and Military files and prior BPW actions, it was determined this was not the case.

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APPROVED DISAPPROVED

WITH DISCUSSION

<u>ITEM</u>	7-RP (Cont.)	
	earinghouse conducted an intergovernmental review of the project under 520-0636 and has recommended the transfer of the land to the City of Havre de Grace.	Bullets and Numberin
	ative notification was made regarding the 0.6138 acres disposal per letter dated May 4, • Formatted: ecordance with State Finance & Procurement Section 10-305.	Bullets and Numberir
Board of Pu	Public Works Action - The above referenced Item was:	

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION

#### **REAL PROPERTY**

ITEM 8-RP

**<u>DEPARTMENT OF JUVENILE SERVICES</u>** Potomac Edison Company

0.019 acres utility easement Roxbury Road, Hagerstown, MD

(Washington County) File No. 00-8494

**REFERENCE** Approval is requested to grant a temporary

utility easement to Potomac Edison Company consisting of 0.019 acres for the purpose of constructing, inspecting, operating and maintaining overhead and underground power cable necessary for its solar operations on adjacent State land. Reference is made to item 12-LL approved by the Board of Public Works on 7/27/11, in which Maryland Solar, LLC entered into a 20 year ground lease agreement for approximately 250 acres of land around the Maryland Correctional Institute for the development and operation of a solar renewal energy facility. The requested temporary easement will run with the existing 20 year ground lease term and two potential 5 year renewal terms, not to exceed 30 years.

**OWNERSHIP** Department of Juvenile Services

**GRANTEE** Potomac Edison Company

**PROPERTY** 0.019 acres temporary utility easement

**PRICE** \$300.00

#### APPRAISED VALUES

\$600.00 - 4/24/2012 James L. Randall – Fee Appraiser \$300.00 - 6/15/2012 William T. Beach – Staff Appraiser \$430.00 - 4/17/2011 Richard L. Bowers – Fee Appraiser

#### REMARKS

- 1. The Department of Juvenile Services agrees with the transaction.
- The Clearinghouse conducted an intergovernmental review of the project under MD20120306-0131 and has recommended to grant a temporary utility easement to Potomac Edison Company across the lands of the Departments of Juvenile Services and Public Safety and Correctional Services of +/- 50 feet by 100 feet.

### **REAL PROPERTY**

- 3. The final easement plats lists total acreage of 0.019 acres.
- 4. This item corresponds to item 9-RP on this agenda.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

#### **REAL PROPERTY**

ITEM 9-RP

DEPARTMENT OF PUBLIC SAFETY AND

**CORRECTIONAL SERVICES** 

Potomac Edison Company 0.105 acres utility easement Roxbury Road, Hagerstown, MD (Washington County) File No. 00-8495

**REFERENCE** Approval is requested to grant a temporary

utility easement to Potomac Edison Company consisting of 0.105 acres for the purpose of constructing, inspecting, operating and maintaining overhead and underground power cable necessary for its solar operations on adjacent State land. Reference is made to item 12-LL approved by the Board of Public Works on 7/27/11, in which Maryland Solar, LLC entered into a 20 year ground lease agreement for approximately 250 acres of land around the Maryland Correctional Institute for the development and operation of a solar renewal energy facility. The requested temporary easement will run with the existing 20 year ground lease term and two potential 5 year renewal terms, not to exceed 30 years.

**OWNERSHIP** Department of Public Safety and

**Correctional Services** 

**GRANTEE** Potomac Edison Company

**PROPERTY** 0.105 acres temporary utility easement

**PRICE** \$445.00

#### APPRAISED VALUES

\$3,300.00 - 4/24/2012 James L. Randall - Fee Appraiser

\$445.00 – 6/15/2012 William T. Beach – Staff Appraiser

\$3,070.00 - 4/17/2011 Richard L. Bowers – Fee Appraiser

#### REMARKS

1. The Department of Public Safety and Correctional Services agrees with the transaction.

#### **REAL PROPERTY**

#### **ITEM** 9-RP (Cont.)

- 2. The Clearinghouse conducted an intergovernmental review of the project under MD20120306-0131 and has recommended to grant a temporary utility easement to Potomac Edison Company across the lands of the Departments of Juvenile Services and Public Safety and Correctional Services of +/- 50 feet by 100 feet.
- 3. The final easement plats lists total acreage of 0.105 acres.
- 4. This item corresponds to item 8-RP on this agenda.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

#### **TENANT LEASE**

ITEM 10-LT

**PROPERTY TAX ASSESSMENT** Rockville, MD

<u>APPEALS BOARD</u> (Montgomery County)

<u>Landlord/Owner</u> Washington Real Estate Investment Trust

6110 Executive Boulevard, Suite 600

Rockville, MD 20852

**Property Location** 51 Monroe Street, Suite 201

Rockville, MD 20852

**Space Type** Office **Lease Type** New **Square Feet** 811

**Duration** 5 Years **Effective** 8/1/2012

Annual Rent \$22,708.00 Square Foot Rate \$28.00 Prev. Square Foot Rate \$28.00

Utilities ResponsibilityLandlordCustodial ResponsibilityLandlord

<u>Previous Board Action(s)</u> 8/9/2006 – 16-LT; 8/29/2001 – 23-L; 3/13/1996 – 18-L

Fund Source 100% General VOOE080 Aobj 1301

**Retro-Active Leases**Board of Public Works is requested to retroactively approve the leasing of this space for the five (5) month period that lapsed from 3/1/2012 to 7/31/2012 pursuant to the State Finance and Procurement Article 11-204(c)(1). The total funds for the retroactive period are \$9,461.66.

**Special Conditions** 

The lease contains escalations/de-escalations for real estate

taxes.

#### Remarks

The Property Tax Assessment Appeals Board has utilized this space since 1984 as an administrative and client contact office.

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Through negotiations DGS Office of Real Estate reduced the rate from the \$32.00 to \$28.00 **Formatted**: Bullets and Numbering per net usable square foot.

ITEM	10-LT (	Cont.)
<u> </u>	IO LI	Cont.

This lease contains a termination for convenience clause.

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

#### **TENANT LEASE**

11-LT **ITEM** 

**JUDICIARY OF MARYLAND** Administrative Office of the Courts

**Landlord** Linda S. Laramy

> 7 S. Washington St. Easton, MD 21601

11 S. Washington St., 3<sup>rd</sup> Floor **Property Location** 

Easton, MD 21601

**Space Type** Office **Lease Type** New Square Feet 2,021

Duration 10 Years **Effective** 9/15/2012

**Annual Rent** \$39,763.18 (Avg.) **Square Foot Rate** \$19.68 (Avg.) **Eff. Square Foot Rate** \$21.68 (Avg.)

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

**Fund Source** 100% General 0002 01 1301

#### **Special Conditions**

The lease provides for two (2) reserved parking spaces free of charge.

The lease provides for escalations for real estate taxes and janitorial services.

Tenant has the right to renew this lease one (1) time for a five (5) year term subject to Board ---- Formatted: Bullets and Numbering of Public Works approval.

#### Remarks

This agency is the Court of Special Appeals, which is an intermediate appellate court. This court reviews a trial-court's (District or Circuit Court) actions, and decides in given cases whether the trial judge properly followed the law and legal precedent.

The net usable square foot rental rate will be \$18.50 for years one through three, \$19.75 for ---- {Formatted: Bullets and Numbering years four through six and \$20.50 for years seven through ten. The ten-year average rate is \$19.68.

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ITEM	11-LT (Cont.)
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This lease contains a termination for convenience clause.

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In accordance with the State Finance and Procurement Article, Section(s) 13-105 and 4-318, Formatted: Bullets and Numbering this space is exempt from publicly advertising. 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

#### **TENANT LEASE**

**ITEM** 12-LT-OPT

OFFICE OF THE PUBLIC DEFENDER Hagerstown, MD (Washington County)

**Landlord** Jensen Joint Project, LLC.

16508 Creamery Road Emmitsburg, MD 21727

**Property Location** 100 West Franklin Street, Suite 104

Hagerstown, MD 21740

Space Type<br/>DurationOffice<br/>1 YearLease Type<br/>EffectiveRenewal<br/>7/11/2012Square Feet<br/>4,969Annual Rent\$70,311.35Square Foot Rate<br/>Prev. Square Foot Rate\$14.15

Utilities ResponsibilityLandlordCustodial ResponsibilityLandlord

Previous Board Action(s) Item 34-L dated 1/7/85; Item 18-L dated 12/30/87;

Item 15-L dated 10/18/89; Item 12-L dated 7/24/91; Item 28-L dated 6/28/95; Item 25-L dated 6/21/00; Item 17-L dated 9/8/04; Item 10-LT dated 11/1/06;

Item 7-LT-OPT dated 1/5/11.

**Fund Source** 100% General Funds; C80B0002; PCA 21111; AOBJ 1301

Retro-Active Lease
Board of Public Works is requested to retroactively approve the leasing of this space for the one (1) day period that lapsed from 7/10/2012 to 7/11/2012 pursuant to the State Finance and Procurement Article 11-204(c)(1). The total funds for the retroactive period are \$195.31.

#### **Special Conditions**

This lease incorporates 7 reserved and 30 use in-common parking spaces free of charge. This lease contains escalations/de-escalations for utilities, real estate taxes, and custodial services.

The Lessor is providing beneficial use (free of charge) of an additional 197 NUSF for storage space.

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#### **TENANT LEASE**

ITEM 12-LT-OPT (Cont.)

A recent Bail Review Ruling increasing personnel has caused the agency to re-evaluate its office space requirements at this location. This one year extension will provide time for this action and to complete the competitive relocation process.

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#### Remarks

This space has been used since 1985 as a District Public Defender Office.

This lease contains a termination for convenience clause.

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

**TENANT LEASE** 

**ITEM** 13-LT-OPT

**<u>DEPARTMENT OF HUMAN RESOURCES</u>** Child Support Enforcement

Bel Air, MD (Harford County)

<u>Landlord</u> Town of Bel Air

705 Churchville Rd. Bel Air, MD 21014

**Property Location** Bel Air Parking Garage

Hickory & Courtland Aves.

Bel Air, MD 21014

**Space Type** Garage Parking **Lease Type** Renewal

**Effective** 8/1/2012

No. of Spaces

**Duration** 5 Years **Annual Rent** \$5,400.00

Rate/Space/Month \$30.00

Prev. Rate/Sp./Mo. \$30.00

Utilities ResponsibilityLandlordCustodial ResponsibilityLandlord

<u>Previous Board Action(s)</u> 7/11/2007 25-LT; 8/29/2001 21-LT; 2/28/1996 16-LT

**Fund Source** 34% General N00G0006 7F12 0715 PCA G6010

66% Federal

**Special Conditions** 

The spaces have been used by State employees of the Harford County Child Support

Enforcement Agency since 1996.

The number of spaces conforms to the 1:2 ratio established for this metropolitan area.

The lease contains a termination for convenience clause.

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

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#### **TENANT LEASE**

**ITEM** 14-LT-OPT

#### MARYLAND STATE DEPARTMENT OF EDUCATION

Office of Child Care

Rockville, MD (Montgomery County)

**Landlord/Owner** Washington Real Estate Investment Trust

6110 Executive Boulevard, Suite 600

Rockville, MD 20852

**Property Location** 51 Monroe Street, Suite 200

Rockville, MD 20852

**Space** Type OfficeLease **Type** Renewal **Square Feet**4,234

**Duration** 5 Years **Effective** 8/1/2012

**<u>Annual Rent</u>** \$126,808.30 **<u>Square Foot Rate</u>** \$29.95

**Prev. Square Foot Rate** \$30.00

Utilities ResponsibilityLandlordCustodial ResponsibilityLandlord

**Previous Board Action(s)** 11/15/2006 – 11-LT; 8/29/2001 – 25-L; 3/13/1996 – 18-L;

24-EX - 9/27/1989

Fund Sources 30% Federal R00J7521; 40% Federal R00J7522;

30% State R00J7012

**Special Condition** This lease contains escalations/de-escalations for real estate

taxes.

#### Remarks

Child Care Administration has utilized this space since 1989 as an administrative and client contact office. The oOfice of Child Care (OCC) is responsible for licensing and monitoring all child care centers and family child care providers in Maryland.

The Landlord is making the space more energy efficient by adding occupancy sensors for lights, putting in T-8 lights, making sure faucet(s) have .5GPM flow controls, and digital thermostat.

Through negotiations DGS Office of Real Estate (ORE) was able to secure a reduction from the Landlord rent demand of \$32.00 per NUSF to \$29.95 per NUSF.

The lease contains a termination for convenience clause.

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ITEM	14-LT-OPT	(Cont.)
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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

#### **TENANT LEASE**

**ITEM** 15-LT-OPT

#### DEPARTMENT OF HUMAN RESOURCES

Baltimore County Department of Social Services Towson, MD (Baltimore County)

**Landlord** Baltimore County Government

400 Washington Ave. Towson, MD 21204

**Property Location** 6401 York Rd.

Baltimore, MD 21212

**Space Type** Office **Lease Type** Renewal **Square Feet** 76,583

**<u>Duration</u>** 5 Years <u>**Effective**</u> 8/1/2012

**<u>Annual Rent</u>** \$1,291,189.38 (Avg.) **<u>Square Foot Rate</u>** \$16.86 (Avg.)

**Previous Square Foot Rate** \$14.46 **Effective Square Foot Rate** \$17.81 (Avg.) **Prev. Eff. Square Foot Rate** \$15.51

Utilities ResponsibilityTenantCustodial ResponsibilityLandlordPrevious Board Action(s)2/7/2001 – 11-L

Fund Source:	General Funds	Federal Funds	<b>Total</b>
CWS 33.07.00.03	\$318,077.27	\$249,917.86	\$ 567,995.13
AS 33.07.00.04	\$158,351.24	\$124,418.83	\$ 282,770.07
FIA 33.07.00.02	\$147,938.75	\$116,237.59	\$ 264,176.34
LGA 33.07.00.05	\$ 73,969.37	\$ 58,118.79	\$ 132,088.16
CSEA 33.07.00.06	\$ 24,729.42	\$ 19,430.26	\$ 44,159.68
Total	\$723,066.05	\$568,123.33	\$1,291,189.38

#### **Special Conditions**

The per net usable square foot rental rate is \$15.86 for the first 30 months and increases to \$17.86 for the last 30 months of the lease term.

Fifteen (15) months prior to the end of the current lease term, the Landlord redeemed 4,917 net usable square feet of space for its use. The annual rental payment for the first year of this renewal lease term shall be reduced by \$88,874.78 to reflect the reimbursement of rent due to the Tenant for the redemption of space by the Landlord.

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### DEPARTMENT OF GENERAL SERVICES ACTION AGENDA

#### **TENANT LEASE**

#### **ITEM** 15-LT-OPT (Cont.)

The Tenant shall reimburse the Landlord for its proportionate share of utilities.

The Landlord shall credit the Tenant's first utility invoice in the amount of \$12,895.53 as reimbursement of utility expense resulting from the Landlord's redemption of the 4,917 net usable square feet.

The lease contains one (1) option to renew for a term of five (5) years.

The lease provides for 350 parking spaces at no additional cost (50 reserve parking spaces in the covered parking deck and 300 surface use-in common parking spaces).

#### Remarks

- 1. This space has been used since February 1, 2001 as the Headquarters for the Baltimore County Department of Social Services with client contact. Functions within this office include Family Investment, Housing, Child Support and General Administration.
- 2. Due to the reduction of 4,917 net usable square foot of office space the State will realize \$414,503.10 in rent avoidance over the lease renewal term.
- 3. The lease contains a termination for convenience clause.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

#### **TENANT LEASE**

**ITEM** 16-LT-OPT

#### MARYLAND STATE DEPARTMENT OF EDUCATION

(Headquarters)

<u>Landlord</u> Multi-Properties, Inc.

Pikesville Professional Building

Seven Church Lane

Baltimore, MD 21208-3710

**Property Location** 323-325 West Baltimore St.

Baltimore, MD 21201

<u>Space Type</u> Surface Parking <u>Lease Type</u> Renewal <u>No. of Spaces</u>

**<u>Duration</u>** 5 Years <u>**Effective**</u> 7/15/2012 50

Annual Rent \$52,500.00 Rate/Space/Month: \$87.50 Prev/Rate/Space/Month: \$87.50

<u>Utilities Responsibility</u> Tenant <u>Custodial Responsibility</u> Tenant

<u>Previous Board Action(s)</u> 7/11/2007 – 22-LT; 1/23/2002 -14-L; 11/27/1996 - 20-L;

7/26/1995 - 18-L; 7/27/1994 - 20-L; 6/30/1993 - 19-L; 6/24/1992 - 16-L; 3/27/1991 - 8-L; 5/3/1989 - 7-L;

3/21/1984 - 32-L.

**Fund Source** 100% General R00 07 PCA B5767 1005 Obj 07

#### **Special Conditions**

- 1. The lease contains escalations/de-escalations for real estate taxes.
- 2. The lease contains one (1) option renewal term of five (5) years.

#### **Remarks**

- 1. The Department of Education has utilized the entire lot for parking of State vehicles since 1984. The personnel using this lot are involved in school inspections and related activities which require the ingress and egress provided at this location.
- 2. This is a fenced in surface lot located between 2 buildings. The lot is well lighted and ingress and egress is controlled by an electronic gate. Utilization of stacked parking accommodates 50 or more vehicles on the lot.
- 3. The lease contains a termination for convenience clause.

TENANT LEASE
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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 agenda item.

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

APPROVED DISAPPROVED DEFERRED

DEFERRED WITHDRAWN

#### **TENANT LEASE**

**ITEM** 17-LT-MOD

#### **BALTIMORE CITY COMMUNITY COLLEGE**

Life Sciences Institute (Baltimore City)

<u>Landlord</u> Wexford UMB 2, LLC

801 Baltimore St., Suite 501 Baltimore, MD 21201

**Property Location** 801 Baltimore St., Suite 200

Baltimore, MD 21201

<u>Space Type</u> Laboratory, Classroom <u>Lease Type</u> Modification <u>Square Feet</u> 31,622

And Office Effective 8/1/2009

Duration10 YearsSquare Foot Rate\$30.51 (Year 1)Annual Rent\$964,787.22 (Year 1)Effective Sq. Ft. Rate\$34.61

Utilities ResponsibilityTenantCustodial ResponsibilityTenant

**Previous Board Action(s)** 19-LT 1/28/2009 Revised

**Retro-Active Request** The Board of Public Works is hereby requested to retroactively approve a reduction in rent for the above location effective August 1, 2009. The average annual reduction over the term is \$96,447.00.

Background

As Item 19-LT Revised of the January 28, 2009

Department of General Services Action Agenda, the Board of Public Works approved a lease agreement between Wexford UMB 2, LLC (Wexford) and Baltimore City Community College for the development of the college's Life Sciences Institute. Efficiencies achieved in the Lessor's construction budget resulted in a construction cost savings of \$964,787.22 which produced a reduction of the base rental rate from \$33.29 to \$30.51 per net usable square foot for the first year of the lease and by an average base rate of \$3.05 per nusf over the full term of the lease.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

#### **CAPITAL GRANTS AND LOANS**

ITEM 18-CGL

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

### Board of Directors of the Associated Jewish Charities of Baltimore, Inc. (Baltimore County)

Jewish Community Services Addition "For the design, construction, and renovation of the Jewish Community Services Facility, located in Owings Mills."

\$175,000.00

Maryland Consolidated Capital Bond Loan of 2011 (MCCBL-Chapter 396, Acts of 2011) DGS Item G048, (SL-031-110-038)

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 Associated Jewish Charities of Baltimore, Inc. has submitted evidence in the form of canceled checks and invoices that has \$465,774.55 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 Associated Charities of Baltimore, Inc. \$175,000.00 for eligible expenditures.

 BACKGROUND
 Total Project
 \$2,713,000.00

 11-G048 (This Action)
 \$ 175,000.00

 Local Cost
 \$2,538,000.00

#### REMARKS

- (1) This action is in accordance with the enabling legislation and complies with the taxexempt 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

#### **CAPITAL GRANTS AND LOANS**

ITEM 19-CGL

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

### Board of Directors of the Melwood Horticultural Training Center, Inc. (Charles County)

Kamp-A-Kom-Plish Facility

"For the repair, renovation, and capital equipping of buildings at the Melwood Recreation Center, located in Nanjemoy."

#### \$80,000.00

Maryland Consolidated Capital Bond Loan of 2010 (LSI - Chapter 483, Acts of 2010) DGS Item G044, (SL-074-100-038)

<u>MATCHING FUND</u> 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 Melwood Horticultural Training Center, Inc. has submitted evidence in the form of canceled checks and invoices that has \$164,220.75 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 Melwood Horticultural Training Center, Inc. \$80,000.00 for eligible expenditures. Documents for certification of match were received by the Department of General Services prior to May 31, 2012.

 BACKGROUND
 Total Project
 \$164,221.00

 10-G044 (This Action)
 \$80,000.00

 Local Cost
 \$84,221.00

- (1) This action is in accordance with the enabling legislation and complies with the taxexempt 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.

CAPITAL GRANTS AND LOANS
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19-CGL (Cont.)

**ITEM** 

` /	The Comptroller may not disburse State funds until after the Comptroller verifies that the cipient 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

#### **CAPITAL GRANTS AND LOANS**

ITEM 20-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 South County Outreach Ministries, Inc. (Prince George's County)

South County Community Center

"For the construction and capital equipping of the South County Community Center, located in Prince George's County."

#### \$125,000.00

Maryland Consolidated Capital Bond Loan of 2010 (MCCBL – LSI - Chapter 483, Acts of 2010), DGS Item G082

#### \$175,000.00

Maryland Consolidated Capital Bond Loan of 2010 (MCCBL – LHI - Chapter 483, Acts of 2010), DGS Item G149, (SL-075-100-038)

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 South County Outreach Ministries, Inc. has submitted evidence in the form of canceled checks and invoices that has \$713,765.47 in eligible expenditures to meet the matching fund requirement for this project.

Board of Public Works approval is also requesting to reimburse the Board of Directors of the South County Outreach Ministries, Inc. \$300,000.00 for eligible expenditures. Documents for certification of match were received by the Department of General Services prior to May 31, 2012.

<b>BACKGROUND</b>	Total Project	\$930,000.00
	10-G082 (This Action)	\$125,000.00
	10-G149 (This Action)	\$175,000.00
	Local Cost	\$630,000.00

- (1) The grant agreement has been modified to reflect the Nottingham Myers United Methodist Church, Inc., as beneficiary throughout the document.
- (2) This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.

CAPITAL GRANTS ANI	D LOANS
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- (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.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

#### **CAPITAL GRANTS AND LOANS**

ITEM 21-CGL

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

#### Carolina Missionary Baptist Church (Prince George's County)

My Sister's Keeper Group Homes

"For the design and construction of group homes, located in Fort Washington." \$50,000,00

Maryland Consolidated Capital Bond Loan of 2011 (LSI - Chapter 396, Acts of 2011) DGS Item G084

\$100,000.00

Maryland Consolidated Capital Bond Loan of 2011 (LHI - Chapter 396, Acts of 2011) DGS Item G146, (SL-030-110-038)

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 Carolina Missionary Baptist Church is utilizing the value of property as their matching fund. The Department of General Services, Real Estate Office, has reviewed the appraisal for the property located at 9901 Allentown Road in Fort Washington and has approved a value of \$4,900,000.00 to meet the matching fund requirement.

<b>BACKGROUND</b>	Total Project	\$6,250,000.00
	11-G084 (This Action)	\$ 50,000.00
	11-G146 (This Action)	\$ 100,000.00
	Local Cost	\$6,100,000.00

- (1) This action is in accordance with the enabling legislation and complies with the taxexempt 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.

<b>CAPITAL</b>	<b>GRANTS</b>	AND I	LOANS
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<b>ITEM</b>	21-CGL

(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

#### **CAPITAL GRANTS AND LOANS**

ITEM 22-CGL

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

Board of Directors of the Love Affection and Compassion for Neighborhood Development, Inc. (Prince George's County)

Sheriff Road Village Center

"For the planning and design of the Sheriff Road Village Center, located in Chapel Oaks."

#### \$100,000,00

Maryland Consolidated Capital Bond Loan of 2010 (MCCBL – LHI - Chapter 483, Acts of 2010), DGS Item G148, (SL-078-100-038)

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 Love Affection and Compassion for Neighborhood Development, Inc., has submitted evidence of in-kind contributions in the amount of \$144,000.00 to meet the matching fund requirement for this project. *Documents for certification of match were received by DGS prior to May 31, 2012.* 

 BACKGROUND
 Total Project
 \$20,000,000.00

 10-G148 (This Action)
 \$ 100,000.00

 Local Cost
 \$19,900,000.00

#### **REMARKS**

- (1) This action is in accordance with the enabling legislation and complies with the taxexempt 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

#### **CAPITAL GRANTS AND LOANS**

ITEM 23-CGL

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

### Board of Directors of the Carroll Baldwin Memorial Institute, Inc. (Howard County)

Carroll Baldwin Hall

"For the planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Carroll Baldwin Hall, located in Savage."

#### \$50,000,00

Maryland Consolidated Capital Bond Loan of 2010 (MCCBL – LSI - Chapter 483, Acts of 2010), DGS Item G051, (SL-077-100-038)

<u>MATCHING FUND</u> 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 Carroll Baldwin Memorial Institute, Inc., has submitted evidence in the form of canceled checks and invoices that has \$66,106.74 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.

Board of Public Works approval is also requested to reimburse the Board of Directors of the Associated Charities of Baltimore, Inc., \$16,106.74 for eligible expenditures.

<b>BACKGROUND</b>	Total Project	\$104,942.30
	10-G051 (This Action)	\$ 50,000.00
	Local Cost	\$ 54,942.30

- (1) This action is in accordance with the enabling legislation and complies with the taxexempt 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.

CAPITAL GRANTS AND LOANS
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23-CGL (Cont.)

**ITEM** 

(3)	The Comptroller may not disburse State funds until after the Comptroller verifies that the
grant re	ecipient 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

#### **CAPITAL GRANTS AND LOANS**

ITEM 24-CGL

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

## Board of Directors of the Potomac Heights Mutual Home Owners' Association, Inc. (Charles County)

Potomac Heights Housing Complex

"For the planning, design, repair, renovation, reconstruction, and capital equipping of the Potomac Heights housing complex, including installation and improvement of a stormwater management system, located in Potomac Heights."

#### \$50,000.00

Maryland Consolidated Capital Bond Loan of 2010 (MCCBL – LSI - Chapter 483, Acts of 2010), DGS Item G045, SL-029-060-038

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2012 and the Board of Public Works to certify a matching fund. The Board of Directors of the Potomac Heights Mutual Home Owners' Association, Inc. has submitted evidence in the form of canceled checks and invoices that has \$34,935.11 in eligible expenditures and \$121,569.72 in a financial institution for a total of \$156,504.83 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	\$2.843.987.00
BACKGRUUND	rotai Project	32.843.987.00

 10-G045 (This Action)
 \$ 50,000.00 (Match)

 06-037 (Prior Action)
 \$ 50,000.00 (Non-Match)

 Local Cost
 \$2,743,987.00

- (1) This action is in accordance with the enabling legislation and complies with the taxexempt 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.

<b>CAPITAL</b>	<b>GRANTS</b>	AND	LOANS
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24-CGL (Cont.)

**ITEM** 

(3)	The Comptroller may not disburse State funds until after the Comptroller verifies that the
grant re	ecipient 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

#### **CAPITAL GRANTS AND LOANS**

ITEM 25-CGL

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

Board of Trustees of the Fells Point Creative Alliance, Inc. (Baltimore City)

Creative Alliance Building

"For the acquisition, planning, design, construction, repair, renovation, and capital equipping of the Creative Alliance Building, located in Baltimore City."

#### \$50,000.00

Maryland Consolidated Capital Bond Loan of 2010 (MCCBL – LHI - Chapter 483, Acts of 2010), DGS Item G104, (SL-076-100-038)

<u>MATCHING FUND</u> 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 Fells Point Creative Alliance, Inc., has submitted evidence of in-kind contributions in excess of \$50,000.00 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>BACKGROUND</b>	Total Project	\$755,598.00
	10-G104 (This Action)	\$ 50,000.00
	05-G050 (Prior Action)	\$250,000.00
	05-G051 (Prior Action)	\$ 50,000.00
	Local Cost	\$405,598.00

(Prior Action: 8/30/06 Agenda, Items 25-CGL.A. and B.)

- (1) This action is in accordance with the enabling legislation and complies with the taxexempt 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.

25-CGL (Cont.)

**ITEM** 

(3)	The Comptroller may not disburse State funds until after the Comptroller verifies that the
grant re	ecipient 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

#### **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

Upgrade Fire Alarm Systems – Campus-wide – Design Allocation Project consists of designing and installing a fire alarm networking monitoring system to allow the College to manage the entire campus from a central location. \$161,000.00 - MCCBL 2007, Item 045 CC-08-MC09-424

MATCHING FUND Prince George's Community College – \$103,368.00 Cost sharing is 60.9% State share, 39.1% local share and is in accordance with Section 11-105(j) of the Education Article.

BACKGROUND	<b>Total Amount</b>	State Share	<b>Local Share</b>
Total Project	\$264,368.00	\$161,000.00	\$103,368.00
This Action	\$264,368.00	\$161,000.00	\$103,368.00

#### **REMARKS**

- (1) This action is in accordance with Procedures and Guidelines adopted by MHEC 06/02/92 and approved by BPW 06/17/92.
- (2) The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommends approval. All contracts will be awarded by the Prince George's Community College and signed by local authorities.
- (3) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

#### **CAPITAL GRANTS AND LOANS**

ITEM 27-CGL

#### **MARYLAND HIGHER EDUCATION COMMISSION**

#### **RECOMMENDATION**

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

#### **Harford Community College**

Susquehanna Renovation and Addition – Furniture and Equipment. Renovate Susquehanna Center constructed in 1968 which serves physical education, athletics and health programs. The addition will house a therapeutic pool, new labs, multi-purpose courts and a sports practice area.

**\$659,720 -** MCCBL 2012, Item 019 CC-07-MC03/06/10-400

#### MATCHING FUND

Harford Community College – \$473,819

Cost sharing is 58.2 % State share, 41.8% local share and is in accordance with Section 11-105(j) of the Education Article.

BACKGROUND	Total Amount	State Share	Local Share
Total Project	\$31,770,996.00	\$18,490,720.00	\$13,280,276.00
This Action	\$ 1,133,539.00	\$ 659,720.00	\$ 473,819.00
Previous Action-14-CGL, 06/15/11	\$28,930,637.00	\$16,837,631.00	\$12,093,006.00
Previous Action-30-CGL, 01/28/09	\$ 306,820.00	\$ 178,569.00	\$ 128,251.00
Previous Action-29-CGL, 01/30/08	\$ 1,400,000.00	\$ 814,800.00	\$ 585,200.00

#### **REMARKS**

This action is in accordance with Procedures and Guidelines adopted by MHEC 06/02/92 and approved by BPW 06/17/92.

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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 Harford Community College and signed by local authorities.

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#### **CAPITAL GRANTS AND LOANS**

ITEM	27-CGL	(Cont.)
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#### MARYLAND HIGHER EDUCATION COMMISSION

The Comptroller may not disburse State funds until after the Comptroller verifies that the	Formatted: Bullets and Numbering
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

#### **CAPITAL GRANTS AND LOANS**

ITEM 28-CGL

#### DEPARTMENT OF HEALTH AND MENTAL HYGIENE

The Department of Health and Mental Hygiene recommends approval of the waiver and release of the State's right of recovery for property located at 1001 Cathedral St., Baltimore, MD 21201 conditioned upon the transfer and recording of the right of recovery to the property at 1111 N. Charles St., Baltimore, MD 21201. Both properties are currently owned by Chase Brexton Health Services, Inc. (CBHS).

Chase Brexton Health Services, Inc. is a Federally Qualified Health Center that provides medical, psychosocial, and social services to uninsured and underinsured and/or medically underserved residents of Baltimore City. Founded in 1978 as a gay health clinic, Chase Brexton has evolved from a small organization serving only the gay community into a multi-faceted health center offering a continuum of care to a diverse and often medically underserved community. Chase Brexton offers a wide range of services that allow patients to address multiple needs at one time within an integrated system of care, including adult primary medical care, dental care, mental health and addictions counseling.

On 4/2/2008 (DGS Agenda Item 27-CGL), the Board of Public Works approved a grant of \$175,608.00, subsequently on 11/5/2008 the Board approved a grant of \$66,480.00 (DGS 28-CGL), in combination the grants total \$242,088, pursuant to Maryland Health-General Article, Title 24, Subtitle 606, to the Owner for the use and purpose of designing and renovating approximately 1,900 square feet in its building at 1001 Cathedral St., Baltimore, MD 21201.

### <u>REMARKS</u> The Owner's fee simple interest in the Property located at 1001 Cathedral St. has been subject to the legal operation and effect of a

Property located at 1001 Cathedral St. has been subject to the legal operation and effect of a Notice of Right of Recovery, dated 5/8/2008, recorded among the Land Records of Baltimore City, Maryland in Liber 10870, Folio 424 ("Notice of Right of Recovery"). CBHS now has a contract of sale for \$1.65 million for the Property at 1001 Cathedral St. and wishes to release the State's right of recovery on the property and transfer the right of recovery to 1111 N. Charles St.

CBHS has purchased the 200,000 gross-square-foot building at 1111 North Charles St. for \$6.7 million and intends to transfer all clinical operations, administration, and support services to the newly acquired building. Once occupied the 1111 North Charles St. facility will be in compliance with Health General Article 24-1301 et. al.

CAPITAL GRANTS ANI	D LOANS
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ITEM	28-CGL	(Cont.)
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The State's right of recovery will be recorded in the land records of Baltimore City on the Owner's fee simple interest in the 1111 North Charles St. property before the right of recovery is waived and released on the Cathedral St. property.

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

APPROVED DISAPPROVED

**DEFERRED** 

**WITHDRAWN** 

WITH DISCUSSION

WITHOUT DISCUSSION