

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

July 11, 2012

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

**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

<b><u>BIDS OR PROPOSALS</u></b>	<b><u>AMOUNT</u></b>
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.

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

**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

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

**MAINTENANCE CONTRACT**

**ITEM**            2-M Cont.)

**Southern Region**

Advanced Fire Protection/Electrical Division, Glen Burnie, MD	Qualified
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



























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

**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:

<b><u>Project Description</u></b>	<b><u>Amount</u></b>	<b><u>Fund Source</u></b>
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)	\$53,903.62	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 Facilities 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	MCCBL 2010 Item 020 (Provide funds to construct a new bus loop at MSD Frederick)
	\$82,012.98 Total	



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

**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.

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Board approval is requested to make an exception to the 1 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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**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**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.

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

**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.

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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**PROPERTY TAX ASSESSMENT**  
**APPEALS BOARD**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 201  
Rockville, MD 20852**Space Type** Office  
**Duration** 5 Years  
**Annual Rent** \$22,708.00**Lease Type** New  
**Effective** 8/1/2012  
**Square Foot Rate** \$28.00  
**Prev. Square Foot Rate** \$28.00**Utilities Responsibility**  
**Custodial Responsibility**Landlord  
Landlord**Previous Board Action(s)**

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 per net usable square foot.

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

**TENANT LEASE**

**ITEM**      10-LT (Cont.)

This lease contains a termination for convenience clause.

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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.

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

APPROVED              DISAPPROVED              DEFERRED              WITHDRAWN  
WITH DISCUSSION                              WITHOUT DISCUSSION

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

**TENANT LEASE**

**ITEM** 11-LT

**JUDICIARY OF MARYLAND**

Administrative Office of the Courts

**Landlord**

Linda S. Laramy  
7 S. Washington St.  
Easton, MD 21601

**Property Location**

11 S. Washington St., 3<sup>rd</sup> Floor  
Easton, MD 21601

<b><u>Space Type</u></b>	Office	<b><u>Lease Type</u></b>	New	<b><u>Square Feet</u></b>	2,021
<b><u>Duration</u></b>	10 Years	<b><u>Effective</u></b>	9/15/2012		
<b><u>Annual Rent</u></b>	\$39,763.18 (Avg.)	<b><u>Square Foot Rate</u></b>		\$19.68 (Avg.)	
		<b><u>Eff. Square Foot Rate</u></b>		\$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.

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

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

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**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.

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

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

**TENANT LEASE**

**ITEM**      11-LT (Cont.)

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, this space is exempt from publicly advertising. The Department of General Services, in conjunction with the using Agency, recommends the approval of this Item.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

**TENANT LEASE****ITEM** 12-LT-OPT

**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

<b><u>Space Type</u></b>	Office	<b><u>Lease Type</u></b>	Renewal	<b><u>Square Feet</u></b>
<b><u>Duration</u></b>	1 Year	<b><u>Effective</u></b>	7/11/2012	4,969
<b><u>Annual Rent</u></b>	\$70,311.35	<b><u>Square Foot Rate</u></b>		\$14.15
		<b><u>Prev. Square Foot Rate</u></b>		\$14.15

**Utilities Responsibility** Landlord  
**Custodial Responsibility** Landlord  
**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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**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**TENANT LEASE**

**ITEM** 13-LT-OPT

**DEPARTMENT OF HUMAN RESOURCES** Child Support Enforcement  
Bel Air, MD (Harford County)

**Landlord** Town of Bel Air  
705 Churchville Rd.  
Bel Air, MD 21014

**Property Location** Bel Air Parking Garage  
Hickory & Courtland Aves.  
Bel Air, MD 21014

<b><u>Space Type</u></b>	Garage Parking	<b><u>Lease Type</u></b>	Renewal	<b><u>No. of Spaces</u></b>
<b><u>Duration</u></b>	5 Years	<b><u>Effective</u></b>	8/1/2012	15
<b><u>Annual Rent</u></b>	\$5,400.00	<b><u>Rate/Space/Month</u></b>	\$30.00	
		<b><u>Prev. Rate/Sp./Mo.</u></b>	\$30.00	

**Utilities Responsibility** Landlord  
**Custodial Responsibility** Landlord

**Previous Board Action(s)** 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.

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

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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**

**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  
**Duration** 5 Years  
**Annual Rent** \$126,808.30

**Type** Renewal  
**Effective** 8/1/2012  
**Square Foot Rate** \$29.95  
**Prev. Square Foot Rate** \$30.00

**Square Feet**4,234**Utilities Responsibility**

Landlord

**Custodial Responsibility**

Landlord

**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**

taxes.

This lease contains escalations/de-escalations for real estate

**Remarks**

Child Care Administration has utilized this space since 1989 as an administrative and client contact office. The Office 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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**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**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

<b><u>Space Type</u></b>	Office	<b><u>Lease Type</u></b>	Renewal	<b><u>Square Feet</u></b>	76,583
<b><u>Duration</u></b>	5 Years	<b><u>Effective</u></b>	8/1/2012		
<b><u>Annual Rent</u></b>	\$1,291,189.38 (Avg.)	<b><u>Square Foot Rate</u></b>		\$16.86 (Avg.)	
		<b><u>Previous Square Foot Rate</u></b>		\$14.46	
		<b><u>Effective Square Foot Rate</u></b>		\$17.81 (Avg.)	
		<b><u>Prev. Eff. Square Foot Rate</u></b>		\$15.51	

<b><u>Utilities Responsibility</u></b>	Tenant
<b><u>Custodial Responsibility</u></b>	Landlord
<b><u>Previous Board Action(s)</u></b>	2/7/2001 – 11-L

<b><u>Fund Source:</u></b>	<b><u>General Funds</u></b>	<b><u>Federal Funds</u></b>	<b><u>Total</u></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	<u>\$ 24,729.42</u>	<u>\$ 19,430.26</u>	<u>\$ 44,159.68</u>
<b>Total</b>	\$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** 16-LT-OPT**MARYLAND STATE DEPARTMENT OF EDUCATION**  
(Headquarters)

**Landlord** Multi-Properties, Inc.  
Pikesville Professional Building  
Seven Church Lane  
Baltimore, MD 21208-3710

**Property Location** 323-325 West Baltimore St.  
Baltimore, MD 21201

<b><u>Space Type</u></b>	Surface Parking	<b><u>Lease Type</u></b>	Renewal	<b><u>No. of Spaces</u></b>
<b><u>Duration</u></b>	5 Years	<b><u>Effective</u></b>	7/15/2012	50
<b><u>Annual Rent</u></b>	\$52,500.00	<b><u>Rate/Space/Month:</u></b>	\$87.50	
		<b><u>Prev/Rate/Space/Month:</u></b>	\$87.50	

**Utilities Responsibility** Tenant  
**Custodial Responsibility** Tenant  
**Previous Board Action(s)** 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.

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

**TENANT LEASE**

**ITEM**      16-LT-OPT (Cont.)

- 4.      This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.02.05.05. The Department of General Services, in conjunction with the using Agency, recommends the approval of this agenda 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** 17-LT-MOD**BALTIMORE CITY COMMUNITY COLLEGE**Life Sciences Institute  
(Baltimore City)**Landlord** Wexford UMB 2, LLC  
801 Baltimore St., Suite 501  
Baltimore, MD 21201**Property Location** 801 Baltimore St., Suite 200  
Baltimore, MD 21201

<b><u>Space Type</u></b>	Laboratory, Classroom And Office	<b><u>Lease Type</u></b>	Modification	<b><u>Square Feet</u></b>	31,622
<b><u>Duration</u></b>	10 Years	<b><u>Effective</u></b>	8/1/2009		
<b><u>Annual Rent</u></b>	\$964,787.22 (Year 1)	<b><u>Square Foot Rate</u></b>	\$30.51 (Year 1)		
		<b><u>Effective Sq. Ft. Rate</u></b>	\$34.61		

<b><u>Utilities Responsibility</u></b>	Tenant
<b><u>Custodial Responsibility</u></b>	Tenant
<b><u>Previous Board Action(s)</u></b>	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 nuf over the full term of the lease.

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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** 18-CGL

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

*Board of Directors of 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
<b>11-G048 (This Action)</b>	<b>\$ 175,000.00</b>
Local Cost	\$2,538,000.00

**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	

**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 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)*

**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 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.*

<b><u>BACKGROUND</u></b>	Total Project	\$164,221.00
	<b>10-G044 (This Action)</b>	<b>\$ 80,000.00</b>
	Local Cost	\$ 84,221.00

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

**REMARKS**

(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.

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

**CAPITAL GRANTS AND LOANS**

**ITEM**        20-CGL (Cont.)

(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.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

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

**CAPITAL GRANTS AND LOANS**

**ITEM**            21-CGL

**RECOMMENDATION** That the Board of Public Works certify matching funds and enter into 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.

**BACKGROUND**

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

**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**        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.

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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**            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.*

<b><u>BACKGROUND</u></b>	Total Project	\$20,000,000.00
	<b>10-G148 (This Action)</b>	<b>\$ 100,000.00</b>
	Local Cost	\$19,900,000.00

**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	

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

**CAPITAL GRANTS AND LOANS**

**ITEM**            23-CGL

**RECOMMENDATION** That the Board of Public Works certify matching funds and enter into 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)*

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

**REMARKS**

- (1) This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
  
- (2) The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.





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

**CAPITAL GRANTS AND LOANS**

**ITEM**            24-CGL

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

***Board of Directors of the 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
<b>10-G045 (This Action)</b>	<b>\$ 50,000.00 (Match)</b>
06-037 (Prior Action)	\$ 50,000.00 (Non-Match)
Local Cost	\$2,743,987.00

**REMARKS**

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

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

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

**CAPITAL GRANTS AND LOANS**

**ITEM**        24-CGL (Cont.)

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

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

APPROVED        DISAPPROVED        DEFERRED        WITHDRAWN  
WITH DISCUSSION        WITHOUT DISCUSSION

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

**CAPITAL GRANTS AND LOANS**

**ITEM**            25-CGL

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

***Board of 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)*

**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 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><u>BACKGROUND</u></b>	Total Project	\$755,598.00
	<b>10-G104 (This Action)</b>	<b>\$ 50,000.00</b>
	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.)

**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**            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**

	<b><u>Total Amount</u></b>	<b><u>State Share</u></b>	<b><u>Local Share</u></b>
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**



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

**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.

**REMARKS**

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 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.



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

**CAPITAL GRANTS AND LOANS**

**ITEM**        28-CGL (Cont.)

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.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION