

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

August 22, 2012

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DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 1-C

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

Deer's Head Hospital Center
Salisbury, MD
(Wicomico County)

CONTRACT NO. AND TITLE

Project No. H-453-100-001 REBID;
New Kidney Dialysis Addition and
Renovate Unit 1 North
ADPICS NO. 001B3400090

DESCRIPTION

Approval is requested for a contract that provides for the construction of a new 7,870 gsf, attached, one-story Kidney Dialysis Unit addition with 27 dialysis stations. In addition, the contract calls for the renovation of the 6,710 gsf Unit 1 North, comprising of the existing dialysis area to be renovated for administrative and support use.

PROCUREMENT METHOD

Competitive Sealed Bids

BIDS OR PROPOSALS

Whiting-Turner Contracting Company
Cambridge, MD
GGI Builders, Inc., T/A Gillis Gilkerson
Salisbury, MD
Manekin Construction, LLC, Columbia, MD

AMOUNT

\$5,259,921.00
\$5,267,709.00
\$5,315,500.00

AWARD

Whiting-Turner Contracting Company
Cambridge, MD

AMOUNT

\$5,259,921.00

TERM

550 Calendar days

MBE PARTICIPATION

29.42%

PERFORMANCE BOND

100% of full contract amount

HIRING AGREEMENT ELIGIBLE

Yes

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT MODIFICATION

ITEM 2-C-MOD

**DEPARTMENT OF PUBLIC SAFETY AND
CORRECTIONAL SERVICE**

Public Safety and Education Training
Academy (PSETC)
Sykesville, MD
(Carroll County)

CONTRACT NO. AND TITLE

Project No. TA-000-052-001;
Rifle Range Upgrade
ADPICS NO. COE53468

ORIGINAL CONTRACT APPROVED

12/15/2010 DGS/BPW Item 1-C

CONTRACTOR

Tech Contracting Company, Inc.
Baltimore, MD

CONTRACT DESCRIPTION

Contract approval to upgrade the existing rifle range to a covered, 200-yard, 5 stations wide, range with louvered sidewalls and roof and a new backstop. The structure will consist of solid precast walls supporting precast roof panels. The range has been designed for a future expansion to support 5 additional stations. The rifle range will provide 100% containment for range operation safety.

MODIFICATION DESCRIPTION

This change order includes a credit to the contract for unused Unit Price Items including the removal of suitable material with off-site disposal and backfill with common fill material and backfill, with CR-6 crusher run stone, rock excavation in mass excavation and backfill with structural fill material, rock excavation in utility trenches, and backfill with structural fill material.

TERM OF ORIGINAL CONTRACT

365 Calendar Days

AMOUNT OF ORIGINAL CONTRACT

\$2,042,066.00

AMOUNT OF MODIFICATION

<\$105,819.00>

PRIOR MODIFICATIONS/OPTIONS

\$114,931.23

REVISED TOTAL CONTRACT AMOUNT

\$2,051,178.23

PERCENT +/- (THIS MODIFICATION)

(5.18%)

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 3-M

**DEPARTMENT OF PUBLIC SAFETY AND
CORRECTIONAL SERVICES**

Maryland Reception and Diagnostic and
Classification Center (MRDCC)
550 East Madison St.
Baltimore, MD 21202

CONTRACT NO. AND TITLE

Project No. K-743-100-001;
Repair of Parking Garages
ADPICS NO. 001B3400089

DESCRIPTION

Approval requested for a contract for the repair of the damaged and defective structural components and decking of the existing parking garages including; the related demolition, removal and hauling of debris, sealing, striping and final cleaning and close-out as required. The project consists of two (2) side by side, four-level parking garages with cast-in-place and pre-cast concrete frame construction.

PROCUREMENT METHOD

Competitive Sealed Bids

BIDS OR PROPOSALS

Concrete Protection & Restoration, Inc.
Baltimore, MD
Nastos Construction, Inc., Washington, DC
Brawner Builders, Inc., Hunt Valley, MD

AMOUNT
\$654,000.00
\$783,000.00
\$786,484.00

AWARD

Concrete Protection & Restoration, Inc.
Baltimore, MD

AMOUNT

\$654,000.00

TERM

240 calendar days

MBE PARTICIPATION

25% (See Remarks below for Sub Goal)

PERFORMANCE BOND

100% of full contract amount

HIRING AGREEMENT ELIGIBLE

Yes

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 4-M

MARYLAND STATE POLICE

Aviation Command-Salisbury
5286 Lear Jet Way
Salisbury, MD 21804

CONTRACT NO. AND TITLE

Project No. SW-000-110-301;
Remove and Replace Jet A Fuel Tank
ADPICS NO. 001B3400084

DESCRIPTION

Approval requested for a contract for the removal of an existing 10,000 gallon underground “Jet A” fuel tank and the installation of a new 8,000 gallon above ground “Jet A” fuel storage tank on a reinforced concrete pad. The work also includes the removal and proper disposal of existing underground fuel piping and all associated appurtenances.

PROCUREMENT METHOD

Competitive Sealed Bids

BIDS OR PROPOSALS

Petroleum Services, Inc., Baltimore, MD	\$243,702.00
Total Environmental Concepts, Oilville, VA	\$279,657.00
Kalyani Environmental Solutions, Baltimore, MD	\$326,839.00
Joseph T. Hardy and Sons, Inc., New Castle, DE	\$359,310.00
Commercial Fuel Systems, Inc., Mt. Airy, MD	\$379,278.00

AMOUNT

AWARD

Petroleum Services, Inc.
Baltimore, MD

AMOUNT

\$243,702.00

TERM

120 Days from Notice to Proceed

MBE PARTICIPATION

25.5%

PERFORMANCE BOND

100% of Full Contract Amount

HIRING AGREEMENT ELIGIBLE

Yes

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 6-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 \$49,500.00 (1 item).

The fund source for this particular item will be designated as 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

Albert Powell Fish Hatchery
Hagerstown, MD (Washington County)

DESCRIPTION

Approval for a contract to correct poor building perimeter grading and drainage plan, remediate and clean mold affected basement area, improve access to crawl spaces and remove and replace basement crawl space insulation. Also included in this contract is to replace existing basement door and stairs, replace existing heat pump with new HVAC equipment, repair electrical work in the basement and other locations of the building and remove unused masonry chimney.

CONTRACT NO. & TITLE

Project No. G-022-121-010;REBID
Interior/Exterior Renovations & HVAC
Replacement

PROCUREMENT METHOD

Small Procurement

AWARD

S.M.C., Inc.
Mechanicsville, MD

AMOUNT

\$49,500.00

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 7-RP (Cont.)

The St. Mary’s County Public Schools plans to demolish the existing structure, and combine the vacant land with the adjacent Lettie Marshall Dent Elementary School Property. The St. Mary’s County Public Schools seeks to make parking modifications that include the separation of car and bus parking, and improvements to the student drop off area. If the St. Mary’s County Public Schools is unable to acquire the property, it is also recommended to offer the property for public sale.

- 2. The Department of General Services recommends approval of this item.
- 3. Legislative notification was not required for this disposal below \$100,000.00, per State Finance & Procurement Section 10-305.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 9-RP

MILITARY DEPARTMENT

Chestertown Armory
 503 Cross St., Chestertown, MD
 3.50 acres improved, Kent County
 File #00-8389

REFERENCE

Approval requested to sell the Chestertown Armory to the Town of Chestertown in Kent County (“Chestertown”). The subject property is a 3.5 acre improved parcel with a 28,042 square foot building located at 503 Cross St., in Kent County, MD.

Reference is made to Item 13-RP of the 8/6/2008 Board of Public Works meeting, in which approval was given to declare this property surplus. Completion of this transfer has been delayed due to lack of funding by Chestertown to complete the sale, and issues surrounding a federal debt balance owed on the property by the State. Funds are now available and Chestertown will be acquiring the property for the existing federal debt balance. The transfer is subject to a restrictive covenant requiring the property to remain in governmental or institutional use since it is being sold for less than fair market value.

The Attorney General’s Office has approved the Agreement of Sale. Title and transfer documents are subject to legal review.

GRANTOR

State of Maryland, to the use of the Military Department

GRANTEE

Chestertown, Kent County, Maryland, a body politic

PROPERTY

3.50 ± acres improved

AMOUNT

As consideration for the transfer of the property, Chestertown shall pay at the time of closing such sums due to the United States Treasury (“Treasury”) to satisfy in full the federal debt owed to the Treasury by the State upon transfer of the property to Chestertown. It is the parties understanding at the time of the agreement that such amounts due and owing at the time of closing shall be in accordance with the payment schedule attached hereto. In the event that there is any error or mistake in the payment schedule that results in additional sums being owed to satisfy this debt, Chestertown shall be solely responsible for full satisfaction of those amounts.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 9-RP (Cont.)

APPRAISALS

\$2,146,000.00-George W. Lutz, III, Fee Appraiser 2/8/07. Reviewed by Daryl Andrews.
\$2,540,000.00-W. Fitzhugh Turner, Fee Appraiser 3/12/07. Reviewed by Daryl Andrews.

REMARKS

1. The Military Department recommends approval of this item.

2. The Clearinghouse conducted an intergovernmental review of the project under MD20120215-0099 and has recommended to declare the Chestertown Armory, including +/- 3.5 acres of land with improvements, surplus to the State, and to offer to sell the property to the Town of Chestertown. The Town of Chestertown expressed an interest in acquiring the Chestertown Armory.

3. Legislative notification was made concerning the disposal of the Chestertown Armory on May 4, 2012, per Section 10-305 of the State Finance and Procurement.

Board approval is requested to make an exception to the 1 year appraisal policy requirement for this project. Negotiations between the State and Chestertown have been on-going for several years, and the appraisals are over 5 years old. Per federal regulations, the State is required to reimburse the federal government the full amount received from the sale of a facility or the remaining portion of the federal contribution, whichever is greater. Since the Town does not have funds available for re-appraising the property and the consideration for the transfer is the remaining federal debt balance, it was determined that new appraisals would not be requested.

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The transfer is subject to a deed restriction requiring the property to remain in governmental and / or institutional use.

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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

REAL PROPERTY

ITEM 10-RP (Cont.)

This transaction is correcting a mistake in the boundary description contained in the State’s deed, and is therefore exempt from the requirements of State Finance & Procurement Section 10-305.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN
WITH DISCUSSION WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

LANDLORD LEASE**ITEM** 11-LT-OPT**MARYLAND DEPARTMENT OF EDUCATION**

Division of Rehabilitation Services (DORS)
Wheaton, MD
(Montgomery County)

Landlord

Wheaton Plaza Regional Shopping Center, LLP
c/o Westfield Corporation, Inc.
11160 Viers Mill Rd.
Wheaton, MD 20902

Property Location

11002 Viers Mill Rd., Suite 605
Wheaton, MD 20902

<u>Space Type</u>	Office	<u>Lease Type</u>	Renewal	<u>Square Feet</u>
<u>Duration</u>	10 Years	<u>Effective</u>	9/1/2012	4,050
<u>Annual Rent</u>	\$104,359.50 Average	<u>Square Foot Rate</u>	\$25.77 Average	
		<u>Prev Sq. Ft. Rate</u>	\$27.01	

Utilities Responsibility

Landlord

Custodial Responsibility

Landlord

Previous Board Action(s)

2/15/2006 – 8-L

Fund Source

100% Federal, PCA U6071 Funding Code 5681

Retro-Active Leases

Board of Public Works is requested to retroactively approve the leasing of this space for the Five (5) month period and the fourteen (14) day period that lapsed from 3/18/2012 to 8/31/2012 pursuant to the State Finance and Procurement Article 11-204(c)(1). The total funds for the retroactive period is \$32,175.89.

Special Conditions

The lease contains escalations/de-escalations for real estate taxes, utilities, and cleaning.
The lease incorporates unreserved parking at no cost to the State.

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Remarks

The space has been used since 2006 as the Montgomery County DORS offices which serve 15-20 clients daily including group sessions, evaluations, testing, training, and counseling of individuals with disabilities.

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DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

LANDLORD LEASE

ITEM 11-LT-OPT (Cont.)

The agency desires to expand from 2,631 nuf to 4,050 nuf, which is an increase of 1,419 nuf. The current 2,631 nuf is overcrowded and cannot accommodate additional staff being hired by the agency.

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Through negotiations we reduced the rental rate from the current rate of \$27.01 per nuf with 3% annual escalations to \$23.00 per nuf with 2.5% annual escalations.

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The Base Rental Rate is \$23.00 per nuf with annual escalations of 2.5 % over a ten (10) year lease term. The annual cost for each year of the lease over the ten (10) year lease term averages out to \$25.77 per nuf.

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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 12-LT-OPT (Cont.)

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

CAPITAL GRANTS AND LOANS

ITEM 14-CGL

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

Board of Directors of the Annapolis & Anne Arundel County Conference & Visitors Bureau, Inc. (Anne Arundel County)
Annapolis & Anne Arundel County Conference and Visitors Bureau – Roof Replacement
“For the planning, design, construction, repair, renovation, and reconstruction of the roof of the Visitor’s Center, located in Annapolis.”
\$100,000.00
Maryland Consolidated Capital Bond Loan of 2012 (LSI-Chapter 444, Acts of 2012)
DGS Item G032; (SL-038-050-038)

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2014 and the Board of Public Works to certify a matching fund. The Board of Directors of the Annapolis & Anne Arundel County Conference & Visitors Bureau, Inc., is utilizing the value of property as their match. The property located at 26 West St., in Annapolis has been appraised at \$2,045,000.00. The Department of General Services, Real Estate Office, reviewed the appraisal and has accepted a value of \$2,045,000.00. A portion of the value of this property was previously utilized as match for prior grants in the amount of \$600,000.00. With the current grant; the grantee has utilized a total of \$700,000.00 of the value of property to meet the matching fund requirement.

<u>BACKGROUND</u>	Total Project	\$1,255,000.00
	12-G032 (This Action)	\$ 100,000.00
	11-G028 (Prior Action)	\$ 50,000.00
	06-G033 (Prior Action)	\$ 250,000.00
	05-G010 (Prior Action)	\$ 300,000.00
	Local Cost	\$ 555,000.00
	(Prior Actions: 10/19/11 Agenda, Item 16-CGL; 1/3/07 Agenda, Item 24-CGL; 12/14/05, Item 26-CGL)	

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 15-CGL

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

*Mayor and City Council of the City of Annapolis
(Anne Arundel County)*

Annapolis Market House

*“For the construction, renovation, reconstruction, and capital equipping of the
Market House, located in Annapolis.”*

\$250,000.00

*Maryland Consolidated Capital Bond Loan of 2011 (LHI-Chapter 396, Acts of 2011)
DGS Item G101, (SL-034-110-038)*

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 Mayor and City Council of the City of Annapolis has submitted evidence in the form of canceled checks and invoices that it has \$606,043.00 in eligible expenditures to meet the matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse the Mayor and City Council of the City of Annapolis \$250,000.00 for eligible expenditures.

<u>BACKGROUND</u>	Total Project	\$606,043.00
	11-G101 (This Action)	\$250,000.00
	Local Cost	\$356,043.00

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 16-CGL

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

*Board of Directors of the Delmarva Community Services, Inc.
(Dorchester County)
Chesapeake Grove-Senior Housing & Intergenerational Center
“For the planning, design, and construction of the Chesapeake Grove-Senior
Housing and Intergenerational Center, located in Cambridge.”
\$45,000.00
Maryland Consolidated Capital Bond Loan of 2011 (LSI-Chapter 396, Acts of 2011)
DGS Item G052, (SL-032-110-038)*

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 Delmarva Community Services, Inc., is utilizing the value of the property as their matching fund. The Department of General Services-Office of Real Estate has reviewed the appraisal for the property located at 2450 Cambridge Beltway, in Cambridge and has approved a value of \$1,530,000.00 to meet the matching fund requirement for this project.

<u>BACKGROUND</u>	Total Project	\$9,200,000.00
	11-G052 (This Action)	\$ 45,000.00
	Local Cost	\$9,155,000.00

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 17-CGL

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

Board of Directors of the Greenbelt Cultural Arts Center, Inc.
(Prince George's County)

Greenbelt Arts Center

“For the planning, design, construction, reconstruction, and capital equipping of the restrooms at the Greenbelt Arts Center, located in Greenbelt.”

\$25,000.00

Maryland Consolidated Capital Bond Loan of 2011 (LHI-Chapter 396, Acts of 2011)
DGS Item G143, (SL-033-110-038)

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 Greenbelt Cultural Arts Center, Inc., has submitted evidence in the form of canceled checks and invoices that it has \$51,087.45 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 Greenbelt Cultural Arts Center, Inc., \$25,000.00 for eligible expenditures.

<u>BACKGROUND</u>	Total Project	\$55,126.45
	11-G143 (This Action)	\$25,000.00
	Local Cost	\$30,126.45

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 18-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 Maryland Food Bank, Inc. (Baltimore County)

Maryland Food Bank

“For the acquisition, construction, and repair of Maryland Food Bank facilities, located in Baltimore and Salisbury.”

\$250,000.00

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

DGS Item G024

\$250,000.00

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

DGS Item G097; (SL-011-040-038)

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2013 and the Board of Public Works to certify a matching fund. The Board of Directors of the Maryland Food Bank, Inc., has submitted documentation that it has received a \$500,000.00 grant from the Harry and Jeanette Weinberg Foundation, Inc., to meet the matching fund requirement for this project.

<u>BACKGROUND</u>	Total Project	\$5,324,000.00
	11-G024 (This Action)	\$ 250,000.00 (Match)-facilities
	11-G097 (This Action)	\$ 250,000.00 (Match)-facilities
	10-031 (Prior Action)	\$ 125,000.00 (Non-Match)-facilities
	09-G035 (Prior Action)	\$ 125,000.00 (Match)-distr. center roof
	09-G083 (Prior Action)	\$ 125,000.00 (Match)-distr. center roof
	08-G021 (Prior Action)	\$ 250,000.00 (Match)-freezer in Salisbury
	07-G020 (Prior Action)	\$ 200,000.00 (Match)-office space/kitchen
	07-G096 (Prior Action)	\$ 200,000.00 (Match)-office space/kitchen
	06-G127 (Prior Action)	\$ 150,000.00 (Match)-food salvage area
	05-040 (Prior Action)	\$ 175,000.00 (Non-Match)-warehouse bldg
	04-G069 (Prior Action)	\$ 962,000.00 (Match)-warehouse bldg
	Local Cost	\$2,512,000.00

(Prior Actions: 04/06/11 Agenda, Item 12-CGL; 05/06/09 Agenda, Item 25-CGL; 06/20/07 Agenda, Item 22-CGL; and 04/27/05 Agenda, Item 17-CGL)

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 19-CGL

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

*Board of Trustees of the Maryland Institute College of Art
(Baltimore City)*

Maryland Institute College of Art

“To assist in the planning, design, construction, renovation, and capital equipping of the Studio Center located at 113-131 West North Avenue on the Maryland Institute College of Art campus.”

\$3,000,000.00

*Maryland Consolidated Capital Bond Loan of 2011 (MICUA-Chapter 396, Acts of 2011)
DGS Item G008, (SL-029-110-038)*

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 Trustees of the Maryland Institute College of Art has submitted evidence in the form of canceled checks and invoices that it has \$5,814,680.20 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 Trustees of the Maryland Institute College of Art \$2,814,680.20 for eligible expenditures.

BACKGROUND

Total Project	\$20,800,000.00
11-G008 (This Action)	\$ 3,000,000.00
Local Cost	\$17,800,000.00

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 19-CGL (Cont.)

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

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 20-CGL

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

*Directors of the Maryland Zoological Society, Inc.
(Baltimore City)*

Maryland Zoo in Baltimore

“For the design, construction, and equipping of various infrastructure improvements or life safety projects, located in Baltimore City.”

\$2,500,000.00

*Maryland Consolidated Capital Bond Loan of 2011 (MISC-Chapter 396, Acts of 2011)
DGS Item 018, (SL-007-060-038)*

MATCHING FUND No match. The MCCBL requires the grant recipient to provide grant documents no later than June 1, 2013.

BACKGROUND

Total Project	\$46,760,000.00
12-027 (Future Action)	\$ 5,000,000.00
11-018 (This Action)	\$ 2,500,000.00
10-024 (Prior Action)	\$ 5,000,000.00
08-031 (Prior Action)	\$ 2,000,000.00
07-051 (Prior Action)	\$ 1,000,000.00
06-030 (Prior Action)	\$ 760,000.00 CA-FY 2007
05-041 (Prior Action)	\$ 500,000.00
04-038 (Prior Action)	\$ 750,000.00
03-G003 (Prior Action)	\$ 3,500,000.00
02-G003 (Prior Action)	\$ 4,750,000.00 Match \$2,000,000
01-G001 (Prior Action)	\$ 4,750,000.00 Match \$4,750,000
99-G004 (Prior Action)	\$ 3,000,000.00
96-G005 (Prior Action)	\$ 2,500,000.00 Match \$2,500,000
94-G004 (Prior Action)	\$ 750,000.00 Match \$ 750,000
Local Cost	\$10,000,000.00

Prior Actions: 12/15/10, Item 19-CGL; 10/23/02 McDonald Letter; 03/24/04, 02/02/05 Agenda, Item 16-CGL; 11/02/05 Agenda, Item 20-CGL; Item 15-CGL; 01/03/07 Agenda, Item 25-CGL; 02/28/07 Agenda, Items 19-CGL, 20-CGL; 05/23/07 Agenda, Item 29-CGL; 10/31/07 Agenda, Item 16-CGL; 12/12/07 Agenda, Item 20-CGL; 4/30/08 Agenda, Item 17-CGL; 08/06/08 Agenda, Item 21-CGL; 11/05/08 Agenda, Item 22-CGL; 03/24/10 Agenda, Item 19-CGL.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 20-CGL (Cont.)

REMARKS

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

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 21-CGL

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

***Board of Directors Mental Health Association of Montgomery County, Inc.
(Montgomery County)***

Mental Health Association HVAC Replacement

*“For the construction, renovation, and replacement of the HVAC system at the
Mental Health Association, located in Rockville.”*

\$35,000.00

*Maryland Consolidated Capital Bond Loan of 2011 (LSI-Chapter 396, Acts of 2011; as
amended by Chapter 7, Acts of 2012), DGS Item G070*

\$40,000.00

*Maryland Consolidated Capital Bond Loan of 2011 (LHI-Chapter 396, Acts of 2011; as
amended by Chapter 7, Acts of 2012), DGS Item G135; (SL-035-110-038)*

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 Mental Health Association of Montgomery County, Inc., is utilizing the value of property to meet their matching fund requirement for this project. The Department of General Services, Real Estate Office, reviewed the appraisal for 1000 Twinbrook Rd., Rockville, MD, and has accepted a value of \$1,500,000.00.

<u>BACKGROUND</u>	Total Project	\$1,500,000.00
	11-G070 (This Action)	\$ 35,000.00
	11-G135 (This Action)	\$ 40,000.00
	Local Cost	\$1,425,000.00

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 22-CGL

RECOMMENDATION That the Board of Public Works approve a revision to the July 11, 2012 Agenda, Item 24-CGL grant amount only from \$50,000.00 to \$75,000.00 as follows:

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.”

\$75,000.00 – REVISED

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 it 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
10-G045 (This Action)	\$ 75,000.00 (Match) - REVISED
06-037 (Prior Action)	\$ 50,000.00 (Non-Match)
Local Cost	\$2,718,987.00

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 23-CGL

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

Board of Directors of A Step Forward, Inc. (Baltimore City)

The Women’s Veterans Center

“For the acquisition, renovation, and reconstruction of the Women’s Veterans Center, located in Baltimore City.”

\$20,000.00

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

DGS Item G036

\$30,000.00

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

DGS Item G114; (SL-079-100-038)

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 A Step Forward, Inc., has submitted documentation that it has over \$128,000.00 in, in-kind contributions 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.*

<u>BACKGROUND</u>	Total Project	\$475,000.00
	10-G036 (This Action)	\$ 20,000.00
	10-G114 (This Action)	\$ 30,000.00
	Local Cost	\$425,000.00

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 24-CGL

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

NAME OF GRANTEE/BORROWER

Community Coalition for Affordable
Housing, Inc.
P.O. Box 491
Elkton, MD 21922

PROJECT NO. AND TITLE

MHA-CB-26802-02;
Acquisition of 221 Locust Ln.
Elkton, MD 21921 (Cecil Co.)

DESCRIPTION

Approval is requested for a State grant of \$125,064.00 to assist Community Coalition for Affordable Housing, Inc., (CCAH) a nonprofit organization, in the cost of acquiring a two-bedroom single story ranch-style home at 221 Locust Ln., Elkton, MD 21921. The contract price is \$171,000.00. The home will provide housing for two individuals with psychiatric disabilities. Two appraisals were obtained for the property; both have been reviewed by the Department of General Services.

APPRAISALS

\$171,000.00 George W. Lutz III, Lutz Appraisals Associates
\$170,000.00 Steven Patrick Ulrich, Northern Bay Appraisal Company

Based on these appraisals, the Department of General Services approved the fair market value of the real estate at \$171,000.00.

Eligible project costs are \$171,650.00. This includes \$171,000.00 for acquisition and \$650.00 for appraisals. These costs will be funded as follows:

AMOUNT

\$171,650.00*

FUND SOURCE

\$46,586.00 (27.14%) Applicant's Share
Mortgage
\$125,064.00 (72.86%) State's Share
MCCBL 2010 (Community Health Facilities
Fund)

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 24-CGL (Cont.)

REMARKS

*The State is participating in 72.86% of the

\$171,650.00 total cost of acquisition.

Community Coalition for Affordable Housing, Inc., provides housing to individuals with psychiatric disabilities. Affordable housing is needed to help the chronically mentally ill remain in the community. The individuals who will reside in this house will also receive support services to ensure that they remain in the community and not in State institutions. Rent for this house will not exceed 35 percent of each individual’s income. Most individuals who will reside in this house receive Supplemental Security Income (SSI).

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

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

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

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

NAME OF GRANTEE/BORROWER

Supported Housing Developers, Inc.
1421 Madison Park Dr.
Glen Burnie, MD 21060

PROJECT NO. AND TITLE

Project No. MHA-CB-08807-01;
Acquisition: 22 Silverwood Circle,
Annapolis, MD 21401

DESCRIPTION

Approval is requested for a State grant of \$120,997.00 to assist Supported Housing Developers, Inc., a nonprofit organization, in the cost of acquiring a one-bedroom with den home at 22 Silverwood Circle, Annapolis, MD 21401. The contract price is \$165,000.00, and the home will provide housing for one person with severe and persistent mental illness. Two appraisals were obtained for this property; both have been reviewed by the Department of General Services.

APPRAISALS

\$165,000.00 Joyce A. Wearstler, Lewis; Wearstler, Jenkins & True, Annapolis, MD
\$165,000.00 James Kerr, Treffer Appraisal Group, Annapolis, MD

Based on the review of these appraisals, the Department of General Services approved the fair market value of the real estate at \$165,000.00.

Eligible project costs are \$165,750.00. This includes \$165,000.00 for acquisition and \$750.00 for appraisals. These costs will be funded as follows:

AWARD AMOUNT

\$165,750.00*

FUND SOURCE

\$44,753.00 (27%) – Applicant's Share

\$120,997.00 (73%) – State's Share, MCCBL
2013 (Community Health Facilities Funds)

REMARKS

*The State is participating in 73% of the acquisition cost of \$165,000.00, as well as 73% of the cost of appraisals \$750.00. State participation is limited to the lesser of the value approved by the Department of General Services, based upon the appraisals or actual acquisition cost.

