DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

August 22, 2012

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CONSTRUCTION CONTRACT

ITEM 1-C

<u>DEPARTMENT OF HEALTH AND</u> Deer's Head Hospital Center

MENTAL HYGIENE 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

\$5,259,921.00

Cambridge, MD

GGI Builders, Inc., T/A Gillis Gilkerson \$5,267,709.00

Salisbury, MD

Manekin Construction, LLC, Columbia, MD \$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

CONSTRUCTION CONTRACT

ITEM 1-C (Cont.)

REMARKSA notice of availability of an Invitation for Bid was posted on the DGS website and Bid Board and *eMaryland Marketplace.com*. Four bids were received for the above solicitation with one found to not be responsible and therefore rejected in accordance with COMAR 21.06.02.03.B(1). The A/E estimate for construction is \$5,419,956.00.

The recommended contractor, Whiting-Turner Contracting Company, has confirmed its bid.

FUND SOURCE MCCBL 2011/Item 011 (Provide funds to

complete design and Construct a New Kidney Dialysis Addition and Renovate

Unit 1 North)

RESIDENT BUSINESS Yes

TAX COMPLIANCE NO. 12-1316-1111

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

CONSTRUCTION CONTRACT MODIFICATION

ITEM 2-C-MOD

DEPARTMENT OF PUBLIC SAFETY AND Public Safety and Education Training

CORRECTIONAL SERVICE 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%)

<u>DEPARTMENT OF GENERAL SERVICES</u> <u>ACTION AGENDA</u>

CONSTRUCTION CONTRACT MODIFICATION

ITEM 2-C-MOD (Cont.)

OVERALL PERCENT 0.44%

ORIGINAL PROCUREMENT METHOD Competitive Sealed Proposals

ORIGINAL MBE PARTICIPATION 25%

REMARKS A credit Change Order is being issued for Unit Price Items that were included in contract documents but not used. The contract time will not be extended past its original term.

FUND SOURCE MCCBL 2009/Item 024 (Provide Funds to

design and remediate the Rifle Range for the Firearms facility at Public Safety Training

Center.)

RESIDENT BUSINESS Yes

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

MAINTENANCE CONTRACT

ITEM 3-M

<u>DEPARTMENT OF PUBLIC SAFETY AND</u> Maryland Reception and Diagnostic and

<u>CORRECTIONAL SERVICES</u> 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.

AMOUNT
\$654,000.00

Baltimore, MD

Nastos Construction, Inc., Washington, DC \$783,000.00 Brawner Builders, Inc., Hunt Valley, MD \$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

MAINTENANCE CONTRACT

ITEM 3-M (Cont.)

REMARKS A notice of availability of an Invitation for Bids (IFB) was posted on the DGS Web Site, Bid Board and *eMaryland Marketplace.com*. Three (3) bids were received.

This project will repair the deteriorated beams that support the parking deck and patch the areas of the deck which have been damaged by environmental conditions over time. There is an immediate need for this work because temporary repairs have already been necessary to perform in order to keep the garages operating.

The recommended awardee, Concrete Protection & Restoration, Inc., has confirmed its bid of \$654,000.00.

There is a 25% MBE goal with Sub Goals of 7% African American and 4% Asian American-owned businesses.

FUND SOURCE MCCBL 2009/Item 007 (Provide Funds for

State Capital Facilities Renewal Program

Statewide)

RESIDENT BUSINESS Yes

TAX COMPLIANCE NO. 12-1163-1111

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

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	AMOUNT
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

AWARD Petroleum Services, Inc.

Baltimore, MD

\$243,702.00 **AMOUNT**

TERM 120 Days from Notice to Proceed

MBE PARTICIPATION 25.5%

PERFORMANCE BOND 100% of Full Contract Amount

HIRING AGREEMENT ELIGIBLE Yes

$\frac{\textbf{DEPARTMENT OF GENERAL SERVICES}}{\textbf{ACTION AGENDA}}$

MAINTENANCE CONTRACT

ITEM 4-M (Cont.)

REMARKS A notice of availability of an Invitation for Bids (IFB) was posted on the DGS Web Site, Bid Board and *eMaryland Marketplace.com*. The government estimate for this project is \$406,239.49.

FUND SOURCE MCCBL 2009/Item 007 (Provide funds for

the State Capital Facilities Renewal

Program-Statewide)

RESIDENT BUSINESS Yes

MD TAX CLEARANCE 12-1227-1111

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

GENERAL MISCELLANEOUS

ITEM 5-GM

REFERENCE In accordance with provisions of the State Finance and Procurement Article, Section 8-301, Annotated Code of Maryland, BPW approval is requested for the use of General Obligation Bond funding for the contract(s) noted below in the total amount of \$61,351.00 (1 item)

Military Department Parkville Armory Baltimore, MD

<u>DESCRIPTION</u> Approval requested for the approval of a contract for Architectural/Engineering (A/E) design of replacement roof at Parkville Armory. The scope includes all six phases of A/E design: schematic design, design development, construction documents, bidding and negotiations, construction, and post construction.

REMARKS Project assigned as task order against Indefinite Quantity Contract (IQC) DGS-11-006-IQC, Roofing Design and Engineering Services for Multiple Construction Projects with Fees \$100,000.00 or less. The expiration of this contract is 7/26/2013.

CONTRACT NO. & TITLE Project No. M-611-130-001;

Design of Replacement Roof

PROCUREMENT METHODMaryland Architectural and Engineering

Services Act

AWARD Gale Associates, Inc.

Towson, MD

AMOUNT \$61,351.00

MBE PARTICIPATION 22.4%

GENERAL	MISCELL	ANEOUS
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ITEM 5-GM (Cont.)

FUND SOURCE MCCBL 2009/Item 007, (Capital Facilities

Renewal Program)

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

APPROVED DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

GENERAL MISCELLANEOUS

ITEM 6-GM

REFERENCEIn 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)

<u>DESCRIPTION</u> 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

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ITEM 6-GM (Cont.)

FUND SOURCE MCCBL 2011/Item 008

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

APPROVED DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

REAL PROPERTY

ITEM 7-RP

DEPARTMENT OF GENERAL SERVICES 37818 New Market Turner Rd.

Mechanicsville, MD (St. Mary's County)

1.052 acres, improved

REFERENCE Approval is requested to declare surplus and sell 1.05 +/- acres of improved land located in St. Mary's County at, 37818 New Market Turner

Rd., in Mechanicsville, MD. The property known as the Moeller House was previously used by the Maryland Veterans Administration (VA). The VA has declared this property excess to their needs. The Board of Education of St. Mary's County (dba: St. Mary's County Public Schools) desires to purchase the property due to its location adjacent to the St. Mary's County Solid Waste

Convenience Center and other county owned property.

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

PROPERTY 37818 New Market Turner Rd.

Mechanicsville, MD (1.05 +/- acres, improved)

OWNERSHIP State of Maryland, to the use of the

Board of Public Works

GRANTEE Board of Education of St. Mary's

County

PRICE \$80,000.00

APPRAISED VALUES

\$80,000.00 – James B. Hooper – (9/28/11) Fee Appraiser \$90,000.00 – Isabelle Gatewood – (9/5/11) Fee Appraiser

REMARKS

The Clearinghouse conducted an intergovernmental review of the project under MD20120501-0309 and has recommended declaring the Moeller Property, located on +/-1.05 acres at 37818 New Market Turner Rd., in Mechanicsville, MD, surplus to the State and offer to sell the property to the St. Mary's County Public Schools.

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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

REAL PROPERTY

ITEM 8-RP

DEPARTMENT OF HEALTH AND Former Frederick County Group Homes

MENTAL HYGIENE

13 W. Third St.

127 E. Patrick St.
Frederick, MD

File # 8244 & 8386

REFERENCE Approval is requested to revise the

purchaser's name for the sale of two former group homes located in Frederick County, and previously approved by the BPW on 5/23/2012 as items 13-RP and 14-RP. These items were for the sale of 13 W. Third St. and 127 E. Patrick St. in Frederick, MD. Both items referenced the purchaser (grantee) as Marie Thompson Bush and Tracy Steven Bush. Following BPW approval it was discovered the purchasers had formed a limited liability corporation known as ML Properties, LLC for the acquisition of these properties, and contracts had been signed under the LLC. All other terms of the sale listed in the previously approved items listed above will remain the same.

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

REMARKS

The Department of Health and Mental

Hygiene recommends approval of this item.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

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 $3.50 \pm \text{acres improved}$

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.

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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.

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

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

REAL PROPERTY

10-RP **ITEM**

DEPARTMENT OF NATURAL RESOURCES Hance Cherrix, Jr. Boundary Line

Confirmation

Worcester County, MD

File #00-8487

REFERENCE

Approval is requested for a Boundary Line Confirmation Agreement between the Department of Natural Resources (DNR) and Hance Cherrix, Jr. Reference is made to item 2-RP approved by the BPW on 8/6/1999, whereby DNR acquired 29,000 acres of the Chesapeake Forest lands. DNR subsequently determined the boundary line referenced in the deed to the State between the adjoining Hance Cherrix property and DNR lands was incorrect, having been based on an incorrect survey from 1969. A survey was done in 1988 correcting this error, but was never recorded and was mistakenly not used to properly describe the property in the deed to the State for the Chesapeake Forest lands acquisition. However, since DNR was aware of the correct boundary at the time of purchase it has appropriately posted that line since the beginning of its ownership. Per the Boundary Line Confirmation Agreement, the State quit claims any interest and agrees to record a revised plat noting the 7.46 acres. Cherrix property is not part of the Chesapeake Forest lands.

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

The State of Maryland, to the use of the **GRANTOR**

Department of Natural Resources

Hance Cherrix, Jr. **GRANTEE**

PROPERTY 7.46 acres, unimproved

REMARKS

The Department of Natural Resources agrees with this transaction.

The Clearinghouse conducted an intergovernmental review of the project under MD20110921-0759 and has determined the Boundary Line Confirmation Agreement is consistent with the State's plans, programs and objectives.

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$\frac{\textbf{DEPARTMENT OF GENERAL SERVICES}}{\textbf{ACTION AGENDA}}$

ITEM	10-RP	(Cont.)	
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This transaction is correcting a mistake in the boundary description contained in the State's Formatted: Bullets and Numbering deed, and is therefore exempt from the requirements of State Finance & Procurement Section 10-

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

APPROVED DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

Square Feet Space Type Office Lease Type Renewal

Duration 10 Years **Effective** 9/1/2012 4,050

Annual Rent \$104,359.50 Average **Square Foot Rate** \$25.77 Average

Prev Sq. Ft. Rate \$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

Board of Public Works is requested to retroactively **Retro-Active Leases** 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. ---- Formatted: Bullets and Numbering The lease incorporates unreserved parking at no cost to the State.

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

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

The Base Rental Rate is \$23.00 per nusf with annual escalations of 2.5 % over a ten (10)

Formatted: Bullets and Numbering 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 nusf.

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 12-LT-OPT

DEPARTMENT OF LABOR, LICENSING Employment and Training

AND REGUALTION Laurel, MD

(Prince George's County)

Landlord 312 Marshall Ave., LLLP

> 5410 Edson Ln., Suite 220 Rockville, MD 20852

Property Location 312 Marshall Ave.

Laurel, MD 20707

Space Type Office Lease Type Renewal Square Feet 10,750 Duration 10 Years Effective 9/1/2012

Annual Rent \$217,687.50 Average **Sq. Ft Rate** \$20.25 Average

Prev. Sq. Ft. Rate \$17.50

Eff. Sq. Ft. Rate Prev. Eff. Sq. Ft. Rate \$22.25 Average

\$20.08

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

Previous Board Action(s) 5/23/2007-19-LT, 5/22/2002-20-L, dated; #33-L, dated

12/14/97; #23-L dated 12/18/96.

100% Federal; PCA# 7C415 P975 **Fund Source**

Special Conditions

This lease contains escalations/de-escalations for real estate taxes and custodial services. •---

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Parking is provided on a use in common basis at no charge.

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Remarks

This space has been used by DLLR since 1997. The current function is a One Stop Job Center for the Division of Workforce Development and Adult Learning.

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This lease contains a termination for convenience clause.

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The rental rate commences at \$18.50 per nusf for years 1-5 and \$22.00 per nusf for years *---6-10 resulting in an average rental rate of \$20.25 over the term of the lease.

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All lighting to be replaced with T-8 lamps to promote energy efficiency.

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$\frac{\textbf{DEPARTMENT OF GENERAL SERVICES}}{\textbf{ACTION AGENDA}}$

ITEM	12-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

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

APPROVED DISAPPROVED DEFERRED

DEFERRED WITHDRAWN

TENANT LEASE

ITEM 13-LT-OPT

<u>DEPARTMENT OF HEALTH & MENTAL</u>
<u>HYGIENE</u>

Developmental Disabilities Administration
Laurel, MD (Prince George's County)

<u>Landlord</u> 312 Marshall Ave., LLLP

5410 Edson Ln., Suite 220 Rockville, MD 20852

Property Location 312 Marshall Ave.

Laurel, MD 20707

Space Type
DurationOffice
10 YearsLease Type
EffectiveRenewal
9/1/2012Square Feet
9/1/201211,941

Annual Rent \$241,805.25 Average Sq. Ft Rate \$20.25 Average

Prev. Sq. Ft. Rate \$20.25 Average Sq. Ft Rate \$17.50

Eff. Sq. Ft. Rate \$22.25 Average

Prev. Eff. Sq. Ft. Rate \$20.08

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

Previous Board Action(s) 5/23/07-18-LT, 2/13/02-18-L; 6/1/1996-43-L.

Fund Source 65.5% General Funds; 34.5% Federal Funds. PCA #P251G

P2512; AOBJ 1334.

Special Conditions

This lease contains escalations/de-escalations for real estate taxes and custodial services.

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Parking is provided on a use-in-common basis at no charge.

Remarks

This space has been used by DHMH since 1996 as a regional office to approve and administer State funds for residential day care and personal support services for the mentally and physically disabled.

This lease contains a termination for convenience clause.

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The rental rate commences at \$18.50 per nusf for years 1-5 and \$22.00 per nusf for years 6-10 resulting in an average rental rate of \$20.25 over the term of the lease.

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All lighting to be replaced with T-8 lamps to promote energy efficiency.

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$\frac{\textbf{DEPARTMENT OF GENERAL SERVICES}}{\textbf{ACTION AGENDA}}$

TENANT LEASE

ITEM	13-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

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.

BACKGROUND	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 taxexempt bond provisions of the Internal Revenue Code.

$\frac{\textbf{DEPARTMENT OF GENERAL SERVICES}}{\textbf{ACTION AGENDA}}$

CAPITAL GRANTS AND LOAN

- (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 15-CGL

<u>RECOMMENDATION</u> 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)

<u>MATCHING FUND</u> 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 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.

$\frac{\textbf{DEPARTMENT OF GENERAL SERVICES}}{\textbf{ACTION AGENDA}}$

CAPITAL	GRANTS	AND	LOANS
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15-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 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.

 BACKGROUND
 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 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.

$\frac{\textbf{DEPARTMENT OF GENERAL SERVICES}}{\textbf{ACTION AGENDA}}$

CAPITAL GRANTS AND LOANS

16-CGL (Cont.)

ITEM

(3)	The Comptroller may not disburse State funds until after the Comptroller verifies that the
grant r	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 17-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 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 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.

$\frac{\textbf{DEPARTMENT OF GENERAL SERVICES}}{\textbf{ACTION AGENDA}}$

17-CGL (Cont.)

ITEM

(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.	h

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

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.

BACKGROUND	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)

CAPITAL GRANTS AND LOANS

ITEM 18-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

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 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)

<u>MATCHING FUND</u> 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

- (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.

$\frac{\textbf{DEPARTMENT OF GENERAL SERVICES}}{\textbf{ACTION AGENDA}}$

19-CGL (Cont.)

ITEM

(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.
grant recipient has expended the matering rand and the required amount for reinfoursement.

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 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)

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

<u>BACKGROUND</u>	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.

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

CAPITAL GRANTS AND LOANS

ITEM 21-CGL

<u>RECOMMENDATION</u> 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.

BACKGROUND	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

- (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.

$\frac{\textbf{DEPARTMENT OF GENERAL SERVICES}}{\textbf{ACTION AGENDA}}$

21-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 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

- (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.

<u>ITEM</u>	22-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

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.

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

- (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.

$\frac{\textbf{DEPARTMENT OF GENERAL SERVICES}}{\textbf{ACTION AGENDA}}$

CAPITAL GRANTS AND LOANS

23-CGL (Cont.)

ITEM

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

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.)

DESCRIPTIONApproval 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)

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

CAPITAL GRANTS AND LOANS

25-CGL **ITEM**

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.

CAPITAL GRANTS AND LOANS

ITEM 25-CGL (Cont.)

Incorporated in 1994, Supported Housing Developers, Inc., provides quality, low-cost housing units throughout Anne Arundel County to individuals with severe and persistent mental illness and co-occurring disorders.

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 Anne Arundel 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