

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

August 1, 2012

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DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 1-C

DEPARTMENT OF NATURAL RESOURCES Assateague State Park
7307 Stephan Decatur Highway
Berlin, MD 21811

CONTRACT NO. AND TITLE Project No. P-054-080-010;
Improvements to the Nature Center
ADPICS NO. 001B3400063

DESCRIPTION Approval for a contract to raise the elevation of the Nature Center building above flood zone level, approximately five feet higher than it currently sits. The building will be removed from the existing slab and a new foundation and podium slab will be provided in the same location. After this work is completed, the building will be placed back on the new elevated slab. Also included with this project is the building of a picnic pavilion adjacent to the Nature Center.

PROCUREMENT METHOD Competitive Sealed Bids

<u>BIDS OR PROPOSALS</u>	<u>AMOUNT</u>
Willow Construction, LLC, Easton, MD	\$264,200.00
Harkins Contracting, Inc, Salisbury, MD	\$310,800.00
BBCS, Inc., Pocomoke City, MD	\$333,865.00
All State Construction Co., Inc., Selbyville, DE	\$398,000.00

AWARD Willow Construction, LLC
Easton, MD

AMOUNT \$264,200.00

TERM 150 Days from Notice to Proceed

MBE PARTICIPATION 15%

PERFORMANCE BOND 100% of Full Contract Amount

HIRING AGREEMENT ELIGIBLE Yes

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 1-C (Cont.)

REMARKS

The raising of the level of this building will protect the building from future flooding. The government estimate is \$298,000.00. The use of Program Open Space (POS) contingency funds was approved by the joint budget committees on May 30, 2012.

Board of Public Works approval is also requested to transfer \$54,052.00 from the POS Contingency Fund Item 256, FY99 to POS Assateague State Park Nature Center Item 430, FY08 to supplement the appropriation for this capital project.

FUND SOURCES

\$264,200.00 POS 2008/Item 430
(Assateague State Park Nature Center)

RESIDENT BUSINESS

Yes

MD TAX CLEARANCE

12-0502-1111

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 2-GM

REFERENCE

In accordance with provisions of the State Finance and Procurement Article, Section 8-301, Annotated Code of Maryland, the Board of Public Works approval is requested for the use of General Obligation Bond funding for the contract(s) noted below in the total amount of \$63,076.00 (2 items).

A. Department of General Services

Annapolis Buildings & Grounds
Maryland State Archives Building

DESCRIPTION

Approval for a contract to provide labor, materials, and equipment to perform mold remediation activities including cleaning of stored materials / building components, removal, disposal & replacement of water damaged ceiling tiles.

REMARKS

The Government estimate was \$50,000.00. The Contractors estimate and credentials were verified and accepted.

CONTRACT NO. AND TITLE

Project No. SW-000-107-001;
Mold Remediation Basement Stack Area

PROCUREMENT METHOD

Small Procurement

AWARD

EnviroCare, Inc.
Folsom, LA

AMOUNT

\$38,350.00

FUND SOURCE

MCCBL 2009 Item 007 (DGS Facilities
Renewal Statewide)

B. Military Department

Camp Fretterd Military Reservation
Reisterstown, MD

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 2-GM (Cont.)

DESCRIPTION Approval requested for a contract for Architectural/Engineering (A/E) design services related to Mechanical, Electrical and Plumbing (MEP) disciplines, to design selective demolition of existing parking and street lights at Camp Fretterd Military Reservation; and design new replacement parking and street lights for the lower end of Camp Fretterd. The scope of services to be performed by contractor includes all six phases of A/E design for schematic design, design development, construction documents, bidding and negotiations, construction, and post construction.

REMARKS Request for Price Proposal was solicited against the Department of General Services A/E Small Business Reserve (SBR) Program for MEP Services with Fees of \$25,000.00 or less. Pricing was requested from F&H Consultants, P.C. The aggregate contract value for this project should not exceed the SBR \$25,000.00 threshold.

CONTRACT NO. & TITLE Project No. M-000-130-001;
Street Light System Replacement

PROCUREMENT METHOD Maryland Architectural and Engineering Services Act

AWARD F & H Consultants, P.C.
Cockeysville, MD

AMOUNT \$24,726.00

FUND SOURCE \$ 8,865.09 MCCBL 2008/Item 010,
\$15,860.91 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		

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL/MISCELLANEOUS

ITEM 3-GM

DESCRIPTION

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

Project Description

Project No. PO-183-040-001;`
New Barrack "O" and
Garage/Communications Building
Washington County, Maryland

Amount

\$11,445.88

Fund Source

MCCBL 2010/Item 906
(Provide funds to design and
contract and equip a new
Hagerstown Barrack and
Garage)

 Total
\$11,445.88

REMARKS

This is an anticipated amount for additional construction inspection services, subject to necessary extensions, in the event the construction takes longer than expected to complete. Construction inspection services are required to ensure compliance with the requirements of the construction contract.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

LANDLORD LEASE**ITEM** 4-LL-OPT**DEPARTMENT OF HEALTH AND MENTAL HYGIENE**

(Office of Capital Planning)

Tenant Worcester County Developmental Center, Inc.
8545 Newark Rd.
P.O. Box 70
Newark, MD 21841

Property Location 203 East Market St.
Snow Hill, MD 21863

<u>Space Type</u>	Group Home	<u>Type</u>	Renewal
<u>Duration</u>	5 Years	<u>Effective</u>	8/15/2012
<u>Annual Rent</u>	\$1.00		

Utilities Responsibility Tenant
Custodial Responsibility Tenant

Previous Board Action(s) 8/1/2007 Item #15-LL, 4/24/2002 Item 14-L

Special Conditions

1. The Tenant has utilized the Demised Premises as a group home for developmentally disabled adults since 2002. The premises can house up to six (6) individuals and one (1) respite bed. Currently, there are four (4) beds being occupied.
2. The Tenant is responsible for all maintenance of the property.
3. The Tenant shall maintain at its expense, throughout the term, insurance against loss or liability in connection with bodily injury, death, property damage or destruction, occurring within the Demised Premises. General Comprehensive Liability (GCL) insurance will have a minimum coverage of \$1,000,000.00 combined single limit per occurrence and shall contain broad form GCL endorsement or its equivalent.
4. The Tenant shall indemnify and hold harmless the State of Maryland and The Department of Health and Mental Hygiene against any and all liability or claim of liability (including reasonable attorney's fees), arising out of licensee's use and occupancy, conduct operation or management of the premises during the term.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

LANDLORD LEASE

ITEM 4-LL-OPT (Cont.)

5. This lease contains a termination for convenience clause.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

LANDLORD LEASE

ITEM 5-LL-OPT

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

(Office of Capital Planning)

Tenant Shore Up, Inc.
 P.O. Box 430
 Salisbury, MD

Property Location Holly Center
 Activities Building, Rooms 130 & 192
 Salisbury, MD 21803

<u>Space Type</u> Classrooms	<u>Type</u> Renewal
<u>Duration</u> 5 Years	<u>Effective</u> 9/1/2012
<u>Annual Rent</u> \$1.00	

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

Previous Board Action(s) 6/18/1997 – Item 16-L, 8/22/2007- Item 13-LL

Special Conditions

1. The Tenant has occupied the Demised Premises for administrative and health assistant training, for individuals to become certified geriatric health assistants since 1997.

2. The Tenant shall be responsible for obtaining all permits, licenses, inspections and approvals required for its and occupancy of the premises.

3. The Tenant shall maintain at its expense, throughout the term, insurance against loss or liability in connection with bodily injury, death, property damage or destruction, occurring within the Demised Premises. General Comprehensive Liability insurance will have a minimum coverage of \$1,000,000.00 combined single limit per occurrence and shall contain broad form GCL Endorsement or its equivalent.

4. The Tenant shall indemnify and hold harmless the State of Maryland and Maryland Department of Health and Mental Hygiene against any and all liability or claim of liability (including reasonable attorney's fees), arising out of licensee's use and occupancy, conduct operation or management of the premises during the term.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

LANDLORD LEASE

ITEM 5-LL-OPT (Cont.)

- 5. This lease contains a termination for convenience clause.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

LANDLORD LEASE**ITEM** 6-LL-MOD**BOARD OF PUBLIC WORKS**Salisbury, MD
(Wicomico County)**Tenant**Pine Bluff Estates, LLC
8005 Baileys Ln.
Pasadena, MD 21122**Property Location**1514 Riverside Dr.
Salisbury, MD 21801**Space Type** Land**Type** Modification**Acres** 20 +/-**Duration** 25 Years**Effective** 8/15/2012**Annual Rent** \$1.00**Previous Board Action(s)**

10/5/1977-Item L-A-3; and 9/29/1999-Item 11-L

DESCRIPTION

The Board of Public Works is requested to approve the following revision to the 1977 ground lease agreement:

To delete the following language from the ground lease agreement “To have and to hold, unto the use of the said Lessee, its successors and assigns, for the term of Sixty (60) years (“Term”) on condition of Lessee, it successors or assigns, paying a yearly rent of an amount equal to the payment in lieu of taxes to be paid by the State of Maryland to Wicomico County, as provided in an Agreement for Payment in Lieu Taxes by and among the State of Maryland, Wicomico County, and Pine Bluff Associates, attached as Exhibit B.”

To replace and insert the new language as follows “To have and to hold, unto the use of the said Lessee, its, successors and assigns, for the remainder term of the original sixty (60) years (“Term”) on condition of Lessee, its successors or assigns, paying a yearly rent of an amount One Dollar and No Cents (\$1.00) on the first day of each calendar year. Said yearly rent may be paid in advance, in full or in part at any time.”

HISTORY

On October 5, 1977 as Item L-A-3, the Board of Public Works approved and entered into a 60 year ground lease agreement between the Board of Public Works and Pine Bluff Associates for the development of elderly housing. The project was originally financed by the Department of Housing and Community Development.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

LANDLORD LEASE

ITEM 6-LL-MOD (Cont.)

Wicomico County participated in the project through the granting of an agreement for the Payment In Lieu of Taxes, (PILOT). The annual rent under the ground lease was to be equal to the PILOT which was to be paid by Pine Bluff Associates to the State which in turn would pay Wicomico County.

The improved property consists of 151 apartments of elderly housing. The interest of Pine Bluff Associates was previously transferred to AIMCO and AIMCO has subsequently assigned its interest in Pine Bluff Associates to Pine Bluff Estates, LLC. The terms of the 1977 ground lease agreement does not require approval of assignments of the ground lease. The ground lease will not expire until November 22, 2037.

Resolution No. 104-2012 of the Wicomico County Council dated June 5, 2012 and Amendment of Agreement for Payment In Lieu Of Taxes dated June 6, 2012 by Wicomico County Council and Pine Bluff Estates, LLC, provides for the direct payment of the PILOT from Pine Bluff Estates, LLC directly to Wicomico County.

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** 7-LT-OPT

DEPARTMENT OF JUVENILE SERVICES Owings Mills, MD
(Baltimore County)

Landlord Pleasant Hill Partnership, LLP
100 Painters Mill Rd.
Owings Mills, MD 21117

Property Location 10999 Red Run Boulevard, Suite 115
Owings Mills, MD 21117

<u>Space Type</u>	Office	<u>Lease Type</u>	Renewal	<u>Square Feet</u>	1,780
<u>Duration</u>	5 Years	<u>Effective</u>	12/1/2012		
<u>Annual Rent</u>	\$30,260.00	<u>Square Foot Rate</u>	\$17.00		
		<u>Prev. Sq. Ft. Rate</u>	\$18.00		

<u>Utilities Responsibility</u>	Lessee
<u>Custodial Responsibility</u>	Lessor
<u>Previous Board Action(s)</u>	6/7/2000 – 12-L, 11/16/2005 - 9-L, 11/3/2010 – 9-LT-MOD, 11/2/2011 – 9-LT-MOD
<u>Fund Source</u>	100% General Funds V00H0102 40.10.01

Special Conditions

1. The lease contains escalations/de-escalations for real estate taxes and custodial services.
2. The Agency is programmed to occupy space within the planned Catonsville District Court Complex. This renewal will accommodate the eventual consolidation of this office and the Multi-Service Center office, located currently at 900 Walker Ave., into the District Court Complex.
3. The lease contains two (2) renewal options for a term of one (1) year each.

Remarks

1. This agency has occupied this space since 2000 as an administrative and client contact office providing counseling and other services to adjudicated and pre-adjudicated youth.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 7-LT-OPT (Cont.)

2. Through negotiations the Department of General Services secured an average rental cost savings of \$8,900.00 over the term of the lease by reducing the Landlord's stated existing rental rate by \$1.00 per nusef.
3. The lease contains a termination for convenience clause.
4. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.02.05.05. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE**ITEM** 8-LT-OPT**MARYLAND STATE DEPARTMENT OF EDUCATION**

(Child Care Administration)

Landlord 21 Church Street, LLC
c/o Investment Properties, Inc.
11 N. Washington St., Suite 200
Rockville, MD 20850

Property Location 21 Church St.
Rockville, MD 20850

<u>Space Type</u>	Garage Parking	<u>Lease Type</u>	Renewal	<u>Number of Spaces</u>
<u>Duration</u>	2 Years	<u>Effective</u>	8/15/2012	9
<u>Annual Rent</u>	\$8,100.00	<u>Rate/Space/Month</u>	\$75.00	
		<u>Prev Rt/Sp/Month</u>	\$75.00	

Utilities Responsibility Landlord
Custodial Responsibility Landlord

Previous Board Actions 811/2010 – Item 17-LT

Fund Sources 100% General R00 J300

Remarks

1. These spaces have been used by employees of the agency since August 2010.
2. The number of spaces comply with the 1:2 ratio established for this area.
3. The lease contains a termination for convenience clause.
4. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.02.05.05. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE**ITEM** 9-LT-MOD**DEPARTMENT OF JUVENILE SERVICES** Largo, MD (Prince Georges County)

Landlord Metropolitan Community Development Corp.
96 Harry S. Truman Dr. Suite 100
Largo, MD 20774

Property Location 99 Commerce Pl.
Largo, MD 20774

<u>Space Type</u>	Office	<u>Lease Type</u>	Extention	<u>Square Feet</u>	10,375
<u>Duration</u>	1 Year	<u>Effective</u>	8/1/2012		
<u>Annual Rent</u>	\$142,760.00	<u>Square Foot Rate</u>		\$13.76	
		<u>Previous Sq. Ft. Rate</u>		\$13.76	
		<u>Effective Sq. Ft. Rate</u>		\$15.60	
		<u>Prev. Eff. Sq. Foot Rate</u>		\$15.60	

Utilities Responsibility Tenant
Custodial Responsibility Landlord

Previous Board Action(s) 9/19/2001 Item 12-L

Fund Source 100% General, Sub-Program 301D Sub-Object: 1301

Special Conditions

1. Lease contains escalations/de-escalations for real estate taxes and cleaning.

Remarks

1. This space has been occupied by the agency since 2001 as an administrative and client contact office to provide counseling and other services to adjudicated and pre-adjudicated youth.
2. This extension will provide the needed time to continue negotiations with the Landlord. In the event the ongoing negotiations do not produce a favorable outcome, DGS Office of Real Estate will issue a competitive request for proposal for relocation.
3. This lease contains a termination for convenience clause.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 9-LT-MOD (Cont.)

4. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.02.05.05. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

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 10-CGL

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

NAME OF GRANTEE/BORROWER

Way Station, Inc.
230 West Patrick St.
Frederick, MD 21705-3826

PROJECT NO. AND TITLE

Project No. MHA-CB-09104-02;
Renovation and Waiver of Priority
Declaration and Subordination Agreement
of 25 E. North Ave., Hagerstown, MD
21740

DESCRIPTION

for the following:

Board of Public Works approval is requested

1. A State grant of \$200,000.00 to assist Way Station, Inc., a nonprofit organization, in the cost of renovating a three story plus basement 13,000 gross-square-foot office building. The building will provide transitional housing for 27 homeless veterans (male and female) with serious mental health and addiction issues.

On the December 7, 2011 DGS Agenda-Item 23-CGL, the Board of Public Works approved a grant of \$600,000.00 to assist Way Station, Inc., in the cost of acquiring 25 E. North Ave., Hagerstown, MD. Approval of this \$200,000.00 award for renovations, in combination with the \$600,000.00 previously approved by the Board for acquisition of this property makes a total State grant award of \$800,000.00 approved for this project.

2. A Waiver of Priority and Subordination Agreement. Way Station, Inc. has a financing agreement in the form of a \$900,000.00 loan from Maryland DHCD based on the condition that the State subordinates its right of recovery to the Maryland DHCD loan in the amount of \$800,000.00. This loan, to be secured by the 25 E. North Ave., Hagerstown, MD 21740 property, is to be used to cover renovation costs of this property.

The Department of Health and Mental Hygiene recommends approval of a Waiver of Priority of Declaration and Subordination Agreement on behalf of Way Station, Inc.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 10-CGL (Cont.)

PROCUREMENT METHOD

Competitive Sealed Bids

BIDS OR PROPOSALS

AMOUNT

Linden Contracting, Stevensville, MD	\$1,628,000.00
Eagle Construction, Greencastle, PA	\$1,630,000.00
Brechbill & Hellman, Chambersburg, PA	\$1,693,500.00
Bruchey Builders, Frederick, MD	\$1,694,000.00
Sanbower Builders, Myersville, MD	\$1,800,000.00
Callas Construction, Hagerstown, MD	\$1,835,000.00
Trionfo Builders, Phoenix, MD	\$1,840,000.00

AWARD

Linden Contracting,
Stevensville, MD

AMOUNT

\$2,492,701.00*

*Construction contract \$1,628,000.00 in addition to \$429,633.00 construction contract alternates and \$435,068.00 other eligible costs.

REMARKS

The State is participating in 8.0% of the total eligible construction cost of \$2,492,701.00.

Established in 1978 Way Station, Inc. provides a comprehensive continuum of care. This care includes: crisis intervention, outpatient treatment, mobile treatment, psychiatric rehabilitation, housing, and supported employment services to low-income individuals including veterans, with serious mental illness. Way Station, Inc., serves over 7,000 individuals in six Maryland counties.

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.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 10-CGL (Cont.)

FUND SOURCES

\$2,292,701.00 (92.0%) - Applicant's Share
\$ 692,701.00 MD-DHCD grant
\$1,600,000.00 VA grant
\$ 200,000.00 (8.0%) State's Share
(MCCBL 2010, Community Health
Facilities Fund)

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 11-CGL

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

NAME OF GRANTEE/BORROWER

Key Point Health Services, Inc.
135 North Parke St.
Aberdeen, MD 21001

PROJECT NO. AND TITLE

Project No. MHA-CB-14508-02;
Acquisition of 21-23 Bel Air Ave.
Aberdeen, MD 21001 (Harford Co.)

DESCRIPTION

Approval is requested for a State grant of \$90,300.00 to assist Key Point Health Services, Inc., a nonprofit organization, in the cost of acquiring a two-story duplex (2 units) house at 21-23 Bel Air Ave., Aberdeen, MD 21001. The contract price is \$119,500.00. The home will provide housing for six disabled individuals with psychiatric illness. Two appraisals were obtained for the property; both have been reviewed by the Department of General Services. The appraisals are as follows:

\$121,000.00 Carl M. Johnson
\$125,000.00 Dominic C. Corson

Based on these appraisals, the Department of General Services approved the fair market value of the real estate at \$121,000.00. Key Point Health Services, Inc. has a contract of sale to purchase this property for \$119,500.00.

Eligible project costs are \$120,400.00. This includes \$119,500.00 for acquisition and \$900.00 for appraisals. These costs will be funded as follows:

AMOUNT

\$120,400.00*

FUND SOURCES

\$30,100.00 (25%) Applicant's Share Cash Reserves
\$90,300.00 (75%) State's Share MCCBL 2011 Community Health Facilities Funds

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 11-CGL (Cont.)

REMARKS

* The State is participating in 75% of the acquisition cost of \$119,500.00, as well as the appraisals cost of \$900.00. State participation is limited to the lesser of the value approved by the Department of General Services, based upon the appraisals or the actual acquisition cost.

For over 28 years, Key Point Health Services, Inc., has provided comprehensive psychosocial, housing, and supported-employment services to low-income individuals with serious and persistent mental illness. The purchase of this home will allow Key Point to provide housing for six disabled individuals with psychiatric illness.

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

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

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 12-CGL

MARYLAND HIGHER EDUCATION COMMISSION

RECOMMENDATION

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

Hagerstown Community College

Arts & Sciences Complex – Construction

Design and construct a new Academic Building supporting Mathematics and Science

Programs and renovation of existing facilities supporting English, Humanities and Social Sciences.

\$4,744,000.00

*Maryland Consolidated Capital Bond Loan of 2011, Item 014.
CC-02-MC07/09/10/11-404*

MATCHING FUND

Hagerstown Community College – \$2,944,817.00

Cost sharing is 61.7% State share, 38.3% local share and is in accordance with Section 11-105(j) of the Education Article.

BACKGROUND

	<u>Total Amount</u>	<u>State Share</u>	<u>Local Share</u>
Total Project	\$29,685,576.00	\$18,316,000.00	\$11,369,576.00
This Action	\$ 7,688,817.00	\$ 4,744,000.00	\$ 2,944,817.00
Previous Action-11-CGL, 3/09/11	\$ 9,479,741.00	\$ 5,849,000.00	\$ 3,630,741.00
Previous Action-13-CGL, 11/04/09	\$11,170,178.00	\$ 6,892,000.00	\$ 4,278,178.00
Previous Action-20-CGL, 9/10/08	\$ 1,346,840.00	\$ 831,000.00	\$ 515,840.00

REMARKS

- (1) This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.
- (2) The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommends approval. All contracts will be awarded by Hagerstown Community College and signed by local authorities.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 12-CGL (Cont.)

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

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 13-CGL

MARYLAND HIGHER EDUCATION COMMISSION

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

*Hagerstown Community College
Kepler Performing and Visual Arts Education Center – Utility Plant Upgrade
Construct upgrades to the Utility Plant to support the Arts and Sciences Complex
projects on the campus.
\$213,000.00
Maryland Consolidated Capital Bond Loan of 2007, Item 045. CC-02-MC07/10-416*

MATCHING FUND Hagerstown Community College \$121,380.00
Cost sharing is 63.7% State share, 36.3% local share and is in accordance with Section 11-105(j) of the Education Article.

<u>BACKGROUND</u>	<u>Total Amount</u>	<u>State Share</u>	<u>Local Share</u>
Total Project	\$8,616,955.00	\$5,489,000.00	\$3,127,955.00
This Action	\$ 334,380.00	\$ 213,000.00	\$ 121,380.00
Previous Action-12-CGL, 3/09/11	\$8,282,575.00	\$5,276,000.00	\$3,006,575.00

REMARKS

- (1) This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.7.
- (2) The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommends approval. All contracts will be awarded by Hagerstown Community College and signed by local authorities.
- (3) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 14-CGL

MARYLAND HIGHER EDUCATION COMMISSION

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

Harford Community College

Multi-Building Roof Replacements – Design and Construction.

Replace deteriorated roofs and soffit and fascia systems on the Student Center and the Chesapeake Center to provide a waterproof environment for building systems, finishes and furnishings.

\$375,000.00

Maryland Consolidated Capital Bond Loan of 2007, Item 045 CC-07-MC07-426

MATCHING FUND Harford Community College – \$271,552.00

Cost sharing is 58% State share, 42% local share and is in accordance with Section 11-105(j) of the Education Article.

<u>BACKGROUND</u>	<u>Total Amount</u>	<u>State Share</u>	<u>Local Share</u>
Total Project	\$646,552.00	\$375,000.00	\$271,552.00
This Action	\$646,552.00	\$375,000.00	\$271,552.00

REMARKS

- (1) This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.
- (2) The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommends approval. All contracts will be awarded by Harford Community College and signed by local authorities.
- (3) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 15-CGL

MARYLAND HIGHER EDUCATION COMMISSION

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

College of Southern Maryland – LaPlata Campus

Continuing Education Academic Building – Construction and Furniture & Equipment Demolition of an existing 11,000 SF building and construction of a new 48,000 GSF building to accommodate new classrooms and administrative offices.

\$12,315,000.00

Maryland Consolidated Capital Bond Loan of 2012, Item 019 - \$5,457,000.00

Maryland Consolidated Capital Bond Loan of 2010, Item 902 - \$6,858,000.00

CC-09-MC06/09/10/12-395

MATCHING FUND College of Southern Maryland – \$4,105,000.00 Cost sharing is 75% State share, 25% local share and is in accordance with Section 11-105(j) of the Education Article.

<u>BACKGROUND</u>	<u>Total Amount</u>	<u>State Share</u>	<u>Local Share</u>
Total Project	\$25,808,000.00	\$19,356,000.00	\$6,452,000.00
This Action	\$16,420,000.00	\$12,315,000.00	\$4,105,000.00
Previous Action-31-CGL, 11/17/10	\$ 7,813,000.00	\$ 5,859,750.00	\$1,953,250.00
Previous Action-20-CGL, 7/26/06	\$ 1,575,000.00	\$ 1,181,250.00	\$ 393,750.00

REMARKS

- (1) This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.
- (2) The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommends approval. All contracts will be awarded by the College of Southern Maryland and signed by local authorities.
- (3) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 16-CGL

BOARD OF DIRECTORS OF THE CHELSEA SCHOOL INC.

(Montgomery County)

Submission of a request by the *Board of Directors of The Chelsea School, Inc.* (“Chelsea School”) that the Board of Public Works (“BPW”) approve the Chelsea School:

- (1) Selling real property located at 711 Pershing Drive, Silver Spring, MD to Chelsea Residential Associates, LLC, a Maryland limited liability company; and
- (2) Retaining the sale proceeds to use to continue education services to children with learning disabilities through relocating to an area in Prince George’s County that is more central to the District of Columbia and Prince George’s County where 95% of the students live.

PRIOR ACTIONS

DGS Agenda Item 21-CGL (5/10/2000)
DGS Agenda Item 12-CGL (2/07/2001)
DGS Agenda Item 17-CGL.G (9/19/2001)
DGS Agenda Item 12-CGL (1/18/2006)
DGS Agenda Item 32-CGL (4/21/2009)

BACKGROUND

The Grants: Board of Directors of The Chelsea School, Inc., (Montgomery County)

The Chelsea School Loan of 1997 (Chapter 378, Acts of 1997)

\$400,000.00

DGS Item G000

“For the acquisition, planning, design, repair, renovation, reconstruction, and construction of, and for the provision of capital equipment for, a classroom building and gymnasium, and for the demolition of, and lead abatement on the annex.”

Capital Appropriations - Chelsea School Loan of 1999 (Chapter 109, Acts of 1998)

\$750,000.00

DGS Item G000

“For acquisition, renovation, and construction of school facilities.”

Capital Appropriations Fiscal Year 2001 (Chapter 204, Acts of 2000)

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 16-CGL (Cont.)

\$300,000.00

DGS Item 041

“For the design, renovation, reconstruction, construction, and capital equipping of a classroom building and gymnasium, and for the demolition of, and lead abatement on, the annex.”

Capital Appropriations Fiscal Year 2002 (Chapter 102, Acts of 2001)

\$250,000.00

DGS Item 035 “Chelsea School”

Community Based Regional Initiatives Loan of 2004 (Chapter 204, Acts of 2003)

\$300,000.00

DGS Item G319 (SL-052-971-038)

“For the planning, design, repair, renovation, reconstruction, construction, and capital equipping of a classroom building and gymnasium, and for the demolition and lead abatement of the annex of the Chelsea School located at Pershing Drive in Silver Spring.”

The Grant Agreements: The BPW and Grantee entered into a separate grant agreement for each grant. Each grant agreement contained the standard language that prohibited Grantee from selling, exchanging, giving away, transferring or disposing of any interest in the real or personal property acquired with Grant funds without Board approval.

Sale of Property: The Board of Directors of The Chelsea School, Inc., has now entered into an agreement with Chelsea Residential Associates, LLC to acquire “The Chelsea School” located at 711 Pershing Drive, Silver Spring, MD 20910 comprising approximately 4.88 acres of land with improvements. The Board intends to use the proceeds from the sale of the property to relocate Chelsea School to an area in Prince George’s County that will be more central to the 95% of its students who live in the District of Columbia and Prince George’s County. The Board intends to continue to offer educational services to students with learning disabilities, and expects improved relationships, programs, services, and financial sustainability as a direct result of the relocation.

The Department of General Services recommends approval of the sale of the property and that the Board of Directors of The Chelsea School, Inc., is permitted to retain the proceeds of the sale to continue the purpose of the bond bills. The grantee has agreed to use the proceeds of the sale to continue providing educational services to students with learning disabilities.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 16-CGL (Cont.)

Grantee now seeks Board approval of its transfer of grant-funded property to Chelsea Residential Associates, LLC. Grantee also seeks Board approval for The Chelsea School, Inc., to retain the sale proceeds and use the proceeds to relocate facilities to Prince George’s County and continue providing educational services to students with learning disabilities.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION