

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

September 19, 2012

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DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 1-C (Cont.)

FUND SOURCE

MCCBL 2011/Item 001 (Provide funds to construct handicapped accessibility modifications at State owned facilities)

RESIDENT BUSINESS

No

MD TAX CLEARANCE

12-1549-0000

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 2-C

MILITARY DEPARTMENT

La Plata Readiness Center
La Plata, MD

CONTRACT NO. AND TITLE

Project No. M 493-120-004
Design and Construction of a New
Readiness Center
ADPICS NO. 001B3400155

PROCUREMENT METHOD

Multi-Step Competitive Sealed Bids

DESCRIPTION

Approval requested for a Design/Build project to renovate and add to the above existing facility. The total area of the new building will be 28,630 gross-square-feet (GSF). See remarks below.

BIDS OR PROPOSALS

AMOUNT

Coakley and Williams Construction, Bethesda, MD	\$ 9,280,000.00
Schiebel Construction, Huntington, MD	\$ 9,789,000.00
Whiting Turner, Towson, MD	\$ 9,989,000.00
Harkins Builders, Inc., Marriottsville, MD	\$10,979,734.00

AWARD

Coakley and Williams Construction
Bethesda, MD

TERM

730 Calendar Days

AMOUNT

\$9,280,000.00

MBE PARTICIPATION

30% (15% African American and 5% Asian American owned)

PERFORMANCE BOND

100% of full contract amount

REMARKS

A notice of availability of an Invitation for Bids (IFB) was posted on the DGS Web Site, Bid Board and *eMaryland Marketplace.com.*, on 7/12/2012 and Technical Proposals were opened on 8/15/2012. Four (4) firms submitted technical proposals of which all four (4) were found to be acceptable. Price Bids from the 4 firms were opened on 8/15/2012.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 3-C

MILITARY DEPARTMENT

Dundalk Readiness Center
Dundalk, MD

CONTRACT NO. AND TITLE

Project No. M 591-120-004;
Design and Construction of Alterations and
Addition to the Readiness Center
ADPICS NO. 001B3400152

DESCRIPTION

Contract approval requested for a
Design/Build project to renovate and add to the above existing facility. The total area of the new
building will be 65,930 gross square feet (GSF). See Remarks below.

PROCUREMENT METHOD

Multi-Step Competitive Sealed Bids

BIDS OR PROPOSALS

AMOUNT

The Whiting Turner Contracting Co., Towson, MD	\$14,292,084.00
Coakley and Williams Construction, Bethesda, MD	\$16,469,000.00
Manekin Construction, Inc., Columbia, MD	\$15,041,436.11
Harkins Builders, Inc., Marriottsville, MD	\$16,781,288.00
Scheibel, Inc., Huntington, MD	\$17,122,000.00

AWARD

The Whiting Turner Contracting Co.
Towson, MD

AMOUNT

\$14,292,084.00

TERM

730 Calendar Days

MBE PARTICIPATION

39.4% (28% African American, 8% Asian
American owned)

PERFORMANCE BOND

100% of full contract amount

REMARKS

A notice of availability of an Invitation for
Bids (IFB) was posted on the DGS Web Site, Bid Board and *eMaryland Marketplace.com.*, on
6/20/2012 and were opened on 8/9/2012. Five (5) firms submitted technical proposal of which
five (5) were found to be acceptable. Price Bids from the 5 firms were opened on 8/9/2012.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 3-C (Cont.)

The contract includes site work, and renovation of 17,471 GSF of the existing building, and construction of a new 48,459 GSF addition containing new office and training space, along with Military and private vehicle parking, security fencing, storm water management, lighting, and site and building security systems at the new Maryland National Guard Readiness Center in Dundalk, MD.

This agenda item is related to 19-RP.

The construction estimate was \$18,952,000.00

FUND SOURCES

\$10,719,063.00 75% Federal
Item 002/CA 2013
\$ 3,573,021.00 25% State MCCBL
2012/Item 011

RESIDENT BUSINESS

Yes

MD TAX CLEARANCE

12-1842-1111

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 4-C

MILITARY DEPARTMENT

Westminster Readiness Center
Westminster, MD

CONTRACT NO. AND TITLE

Project No. M 340-120-004;
Design and Construction of
Addition and Alterations to the
Readiness Center
ADPICS NO. 001B3400154

DESCRIPTION

Approval requested for a Design/Build project to renovate and add to the above existing facility. The total area of the new addition will be 16,019 Gross-Square-Feet (GSF) and 12,393 GSF of the existing building will be renovated. See Remarks below.

PROCUREMENT METHOD

Multi-Step Competitive Sealed Bids

BIDS OR PROPOSALS

Harkins Builders, Inc., Marriottsville, MD	\$7,095,000.00
The Whiting Turner Contracting, Co., Towson, MD	\$9,183,207.00
Coakley and Williams Construction, Bethesda, MD	\$9,496,080.00
Manekin Construction, Inc., Columbia, MD	\$9,754,230.00

AMOUNT

AWARD

Harkins Builders, Inc.
Marriottsville, MD

AMOUNT

\$7,095,000.00

TERM

730 Calendar Days

MBE PARTICIPATION

30.29% (8.15% African American, 5.55% Asian American owned)

PERFORMANCE BOND

100% of full contract amount

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 4-C (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 project was advertised on 6/15/2012 and Technical Proposals were opened on 7/24/2012. Five (5) firms submitted technical proposals of which four (4) were found to be acceptable. Price Bids from the four (4) remaining firms were opened on 7/25/2012.

The contract includes site work, demolition of a portion of the facility, alterations and the construction of a new addition, along with Military and private vehicle parking, security fencing, storm water management, lighting, and site and building security systems at the new Maryland National Guard Readiness Center in Westminster, MD.

The construction estimate for this project is \$8,972,050.00.

FUND SOURCES

100% Federal Funds Item/002 CA 2012

RESIDENT BUSINESS

Yes

MD TAX CLEARANCE

12-1655-1111

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT MODIFICATION

ITEM 5-AE-MOD

DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES

Maryland House of Correction (MHC)
Jessup Correctional Institution (JCI)

CONTRACT NO. AND TITLE

Contract No. KJ-000-120-D01;
Deconstruction of MHC-JCI
ADPICS NO. COE55384

ORIGINAL CONTRACT APPROVED

2/8/2012; DGS/BPW Agenda Item 1-AE

CONTRACTOR

EBA Engineering, Inc.
Baltimore, MD

CONTRACT DESCRIPTION

Approval for a contract to provide engineering services for the deconstruction of the MD House of Correction (MHC) in Anne Arundel County, MD. Work includes the deconstruction of 14 out of 16 buildings, totaling approximately 350,000 GSF. The hospital building and the adjacent holding/waiting area building, are the two buildings that will not be deconstructed. These two buildings will receive the necessary modifications needed to continue to operate after the other buildings are deconstructed and removed.

MODIFICATION DESCRIPTION

This modification is for providing additional Architect/Engineer services to include design and construction administration for the deconstruction of 4,700 sq. ft., inmate-patient waiting building (Building #2) adjacent to the Hospital Building (Building #1) at a fee of \$13,695.00 and, adding two capital maintenance projects. One project is to upgrade the perimeter security system at a fee of \$100,776.00 and another to upgrade the fire alarm system at JCI at a fee of \$53,608.00.

TERM OF ORIGINAL CONTRACT

24 months

TERM OF MODIFICATION

Same

AMOUNT OF ORIGINAL CONTRACT

\$530,551.00

AMOUNT OF MODIFICATION

\$168,079.00

PRIOR MODIFICATIONS/OPTIONS

\$0.00

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT MODIFICATION

ITEM 5-AE-MOD (Cont.)

REVISED TOTAL CONTRACT AMOUNT \$698,630.00

PERCENT +/- (THIS MODIFICATION) 31.68%

OVERALL PERCENT +/- 31.68%

ORIGINAL PROCUREMENT METHOD Maryland Architectural and Engineering
Services Act

ORIGINAL MBE PARTICIPATION 41.4%

MBE COMPLIANCE 48.48%

REMARKS

The initial contract award for the Architect/Engineer services included deconstruction of buildings No. 3 through 16. The regional hospital building (Building No. 1) was to remain in operation. The adjacent building, where the inmate patients wait for their treatment, could not be considered initially for deconstruction since there was no other place available for waiting. JCI is now able to accommodate waiting function in the hospital building by rearranging the functions and spaces in the building. It is possible therefore, to deconstruct the 4,700 sq. ft. waiting building now.

In addition, this contract modification is for adding Architect/Engineer services for the two capital maintenance projects funded in FY2013, the Perimeter Security upgrade and the Fire Alarm system upgrade at JCI. Both projects are required to be merged with the MHC Deconstruction project because the deconstruction project also involves perimeter security work as well as, fire alarm system work to the extent of re-routing the systems which were through MHC buildings earlier allowing the deconstruction of the MHC and providing new perimeter security work to separate MHC from JCI since JCI is to remain occupied and operational. Significant coordination is required in design and construction of the two systems in the deconstruction project and in the two capital maintenance projects so that the integrity and uniformity in the systems can be achieved. This can be done only by performing the work under one design contract and one construction contract which will be achieved by this AE modification.

The Department of Public Safety and Correctional Services (DPSCS), the Department of General Services (DGS) and the Department of Budget and Management (DBM) concur with this plan.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT MODFICIATION

ITEM 5-AE-MOD (Cont.)

FUND SOURCE

\$13,695.00 MCCBL 2012/Item 034: (MHC Deconstruction Project. Provide Design and Construction funds for the Deconstruction of the Maryland House of Correction in Jessup)
\$154,384.00 MCCBL 2010/Item 010 (Statewide Capital Facilities Renewal Program)

RESIDENT BUSINESS

Yes

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 6-M

DEPARTMENT GENERAL SERVICES

Public Defender Office Building
201 St. Paul Place
Baltimore MD 21202

CONTRACT NO. AND TITLE

Project No. BB-591-112-001 SBR;
Replacement of 124 Fan Coil Units
ADPICS NO. 001B3400107

CONTRACT DESCRIPTION

Approval requested for a contract for the replacement of the existing 124 Fan Coil Perimeter Wall Units, located throughout the seven-story Public Defender Office Building. The work consists of removing old units and performing all necessary work to permit installation of new units along with temporary valves and piping to allow the building to function during replacement of the units. Also included is all required chilled and hot water supply and return connections and controls including electrical to provide for complete operating units.

PROCUREMENT METHOD

Competitive Sealed Bids

BIDS OR PROPOSALS

James P. Kruger & Associates, Inc.
Ellicott City, MD
Temp Air Co., Inc., Baltimore, MD
Arica Consulting & Contracting, LLC
Jessup, MD

AMOUNT
\$253,331.00
\$321,844.00
\$328,746.00

AWARD

James P. Kruger & Associates, Inc.
Ellicott City, MD

AMOUNT

\$253,331.00

TERM

120 Days from NTP

MBE PARTICIPATION

15%

PERFORMANCE BOND

100% of Full Contract Amount

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 6-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 bids were received.

The current units are over twenty-five (25) years-old and are not operating properly, as it becomes more difficult to cool and heat. The major reason for replacement is the units developed leaks, damaging various interior components. The frequency of leaks have drastically increased over the past few years.

The government estimate for this project was \$200,000.00.

FUND SOURCE

MCCBL 2010/Item 010 (Provide funds for the State Capitol Facilities Renewal Program)

RESIDENT BUSINESS

Yes

TAX COMPLIANCE NO.

12-1196-0111

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 7-M

DEPARTMENT OF JUVINILE SERVICES

Cheltenham Youth Facility
Cheltenham, MD

CONTRACT NO. AND TITLE

Project No. DC-598-121-003;
Roof Replacement of School/Annex
Building
ADPICS NO. 001B3400105

DESCRIPTION

Approval requested for a contract to provide all labor, materials, and equipment, necessary to replace the existing 26,000 sq. ft. coal tar pitch roof, at the Cheltenham Youth Facility. The existing roof is twenty-five (25) years old and in very poor condition, with many repaired areas and open flashing seams. The poor condition is causing many leaks, damaging the interior of the building.

PROCUREMENT METHOD

Competitive Sealed Bids

BIDS OR PROPOSALS

AMOUNT

Cole Roofing Co., Inc., Baltimore, MD	\$273,980.00
Simpson of Maryland, Inc., Hanover, MD	\$293,300.00
Roofing and Sustainable Systems, Inc., Odenton, MD	\$296,636.00
A.K.J., Inc., Stevensville, MD	\$317,550.00
Nastos Construction, Inc., Washington, DC	\$341,700.00
SGK Contracting, Inc., Bowie, MD	\$373,000.00
Autumn Contracting, Inc., Alexandria, VA	\$430,500.00
J&K Contracting, Inc., Capitol Heights, MD	\$437,200.00

AWARD

Cole Roofing Co., Inc.,
Baltimore, MD.

TERM

120 Days from NTP

AMOUNT

\$273,980.00

MBE PARTICIPATION

25% (7% African-American, 4% Asian owned)

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 7-M (Cont.)

PERFORMANCE BOND 100% Full Contract Amount

HIRING AGREEMENT ELIGIBLE Yes

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 recommended awardee, Cole Roofing Company, Inc., has committed to providing 25% Minority Business Enterprise subcontractor participation in this project. The estimate for this project was \$250,000.00.

The existing twenty-five (25) year old roof is rapidly failing. The present leaking condition is causing damage to the sub-structure and interior finishes, which if addressed at this time, can be minimized and easily repaired.

The new roof system will consist of energy efficient flat and tapered insulation (1/4" per foot for positive drainage), a heavy thermoplastic polyolefin (TPO) single-ply roofing membrane, complete with a twenty (20) year full system warranty, that will include all metal work. The TPO membrane is white, extremely energy efficient (Energy Star rated), environmentally friendly, fire and chemical resistant, and fully recyclable. New aluminum counter-flashings and cap flashings are also included.

FUND SOURCE V00 L0103 412F 0812

RESIDENT BUSINESS Yes

TAX COMPLIANCE NO. 12-1488-1111

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 9-M

DEPARTMENT OF GENERAL SERVICES

William Donald Schaefer Tower
Baltimore, MD

CONTRACT NO. AND TITLE

Project No. BB-600-115-001;
Replace Fire Alarm System
ADPICS NO. 001B3400148

DESCRIPTION

Approval for a contract for the complete removal of the existing fire alarm system and provision of a new, fully-functioning, digital, addressable fire alarm system, with voice evacuation at the William Donald Schaefer Tower, located at 6 St. Paul Street, Baltimore, MD 21202.

PROCUREMENT METHOD

Competitive Sealed Bids

BIDS OR PROPOSALS

Advanced Fire Protection Systems, LLC,
Glen Burnie, MD
Gill-Simpson, Inc., Reisterstown, MD

AMOUNT

\$1,060,940.00
\$1,356,417.30

AWARD

Advanced Fire Protection Systems, LLC
Glen Burnie, MD

TERM

180 calendar days

AMOUNT

\$1,060,940.00

MBE PARTICIPATION

25% (Sub Goal 7% African American-owned and 4% Asian American-owned)

PERFORMANCE BOND

100% of full contract amount

HIRING AGREEMENT

Yes

REMARKS

A notice of availability of an Invitation for Bids (IFB) was posted on the DGS Web Site, Bid Board and *eMaryland Marketplace.com*. A copy was also sent to the Governor's Office of Minority Affairs. Two bids were received.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 9-M (Cont.)

All existing devices, equipment, interfaces, and wiring will be completely removed. New devices, equipment, conduit, wiring, and interfaces with other building systems will be provided. All architectural elements disturbed under demolition or new work shall be patched and refinished to match existing construction. Additional emergency power circuits are required to serve the new fire alarm system.

The recommended contractor, Advanced Fire Protection Systems, LLC, has confirmed its bid.

<u>FUND SOURCE</u>	\$1,052,940.00 MCCBL 2012 ITEM 006
	\$ 2,064.52 H00 13 33439 0812
	\$ 3,096.77 H00 14 33439 0812
	\$ 2,838.71 H00 15 33439 0812

<u>RESIDENT BUSINESS</u>	Yes
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<u>TAX COMPLIANCE NO.</u>	12-1870-1110
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Board of Public Works Action - The above referenced Item was:

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 10-M

DEPARTMENT OF GENERAL SERVICES Elkton District Court/Multi-Service Center
Elkton, MD
(Cecil County)

CONTRACT NO. AND TITLE Janitorial Services;
ADPICS NO. 001B3400136

DESCRIPTION Approval requested for a contract for all labor, supplies and materials necessary to provide janitorial services for approximately 70,055 new cleanable sq. ft. at the Elkton District Court/Multi-Service Center, located at 170 E. Main St., Elkton, MD 21921.

PROCUREMENT METHOD Competitive Sealed Bids

<u>BIDS OR PROPOSALS</u>	<u>AMOUNT</u>
Ameri-Klean Services, Inc., Baltimore, MD	\$215,100.00
Integrity Cleaning SVS, LLC, Bear, DE	\$240,834.00
I Give Quality not Quantity, Baltimore, MD	\$248,070.00
Shine Brite Finishings, Waldorf, MD	\$333,000.00
Alpha Facility Management Inc., Laurel, MD	\$345,562.20

AWARD Ameri-Klean Services, Inc.
Baltimore, MD

TERM 10/1/2012-9/30/2015.

AMOUNT \$215,100.00 (3 Years)

MBE PARTICIPATION 5%

PERFORMANCE BOND N/A

REMARKS A notice of availability of an Invitation for Bids (IFB) was posted on the DGS Web Site, Bid Board and *eMaryland Marketplace.com*. Copies of the solicitation were emailed to 146 prospective bidders, 83 of which were Small Business Reserve. Five acceptable bids were received. Maryland Works, Inc., has waived interest in this contract.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 10-M (Cont.)

Housekeeping supplies in support of this contract are to be purchased from Blind Industries and Services of Maryland (BISM) to the extent they are available.

The contractor will provide janitors to perform daily, weekly, monthly, quarterly and annual tasks. The cleaning will be performed daily between the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and on State holidays and weekends with prior approval of the Building Manager.

FUND SOURCE

DGS Operating Funds
H00 13-16' 335010813

RESIDENT BUSINESS

Yes

TAX COMPLIANCE NO.:

12-1654-0111

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 11-M (Cont.)

Four (4) responsive price bids were received.

Contractor shall place two (2) guards at the facility to cover security task on a daily, weekly and monthly basis. The recommended contractor BTI Security has confirmed their bid price.

FUND SOURCES

66% Federal 0804 73300, all funds
34% General (DHR Operating Funds)
 N00 2008 GF010 0804
 N00 2013 GF010
 N00 2014 GF010
 N00 2015 GF010
 N00 2016 GF010

RESIDENT BUSINESS

Yes

MD TAX CLEARANCE

12-1680-1111

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 12-M

**DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT**

People Resources Center
Crownsville, MD

CONTRACT NO. AND TITLE

Cafeteria/Food Service;
ADPICS NO. 001B3400137

DESCRIPTION

Approval requested for a contract to provide food service operations for the use of approximately 400 employees and conference room visitors, located at People Resource Center in Crownsville, MD

PROCUREMENT METHOD

Competitive Sealed Bids

BIDS OR PROPOSALS

Only one bid received

AWARDS

Simply Good, LLC
Baltimore, MD

TERM

10/1/2012-9/30/2015

AMOUNT

\$190,359.00 (3 Years)

MBE PARTICIPATION

0%

PERFORMANCE BOND

N/A

REMARKS

A notice of availability of an Invitation for Bids (IFB) was posted on the DGS Web Site, Bid Board and *eMaryland Marketplace.com*. Copies of the solicitation were mailed or emailed to 54 prospective bidders. However, only one bid was received from the incumbent, Simply Good, LLC. This contractor has been providing satisfactory service since June, 2009.

A follow up survey by the Procurement Officer determined other vendors had reasonable opportunity to respond to this solicitation. Because a single bid was received, the Procurement Officer negotiated with the contractor to lower its bid price; however, Simply Good, LLC stated that was his final and best offer

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 12-M (Cont.)

The Contractor will provide the DHCD People Resource Center's housing approximately 400 employees, their guests and the general public with attractive, nutritious, appetizing meals, which are prepared under clean and sanitary conditions and a complete meal for \$6.00 or less. The Contractor shall maintain and operate the service in a courteous, efficient and orderly manner, between the hours of 7:00 a.m. and 3:00 p.m. Monday through Friday. The operation shall be in conformance with all applicable building, health, sanitary laws and regulations.

In 2009, the Division of Rehabilitative Services (DORS) waived its right to this contract. When the contract was bid out, DORS sold the entire equipment inventory to the current contractor. The pricing for this contract is based upon a sample menu and estimated quantities sold over a three-year period.

Simply Good, LLC, the recommended bidder; although a single bid, is found to be a responsible bidder and has confirmed its bid price.

FUND SOURCES

Using Agency Customers

RESIDENT BUSINESSES

Yes

MD TAX CLEARANCE

12 1912 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 13-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 \$275,000.00 (3 items).

A. Department of General Services

Ellicott City District Court/MSC
(Howard County, MD)

DESCRIPTION

Approval for a contract that will furnish all labor, materials, equipment and services necessary to build a new access-route in the front area of the Ellicott City District Court and Multi-Services Center.

REMARKS

This new ADA access-route will provide a safe route for any disable person attending the facility.

CONTRACT NO. AND TITLE

Project No. BC-736-100-001;
ADA Access Route

PROCUREMENT METHOD

Competitive Sealed Bids

AWARD

DSM Properties, LLC
Randalstown, MD

AMOUNT

\$59,000.00

FUND SOURCE

\$ 1,030.22 MCCBL 07-032
\$17,500.90 MCCBL 08-006
\$ 2,973.71 MCCBL 09-004
\$34,814.65 MCCBL 10-008
\$ 2,680.52 MCCBL 11-001
(Provide funds to design and construct
handicapped accessibility modifications at
State-owned facilities-Statewide)

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 14-GM

REFERENCE

In accordance with provisions of the State Finance and Procurement Article, Section 8-301, Annotated Code of Maryland, the Board of Public Works approval is requested for the use of General Obligation Bond funding for the contract(s) noted below. Any modifications listed below reflect the change in funding from POS funds to General Obligation Bond funds (MCCBL) also noted below. Total amount of funds used is \$232,992.00 (2 items).

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

MCCBL 2010/Item 016

MCCBL 2011/Item 008

(Provide funds to construct capital improvements such as planned maintenance and repair projects at public use facilities on State-Owned property)

Department of Natural Resources

A. Calvert Cliffs State Park
(Calvert County)

DESCRIPTION

Approval for a contract to provide all labor, equipment, materials, supplies, supervision, and insurance necessary to replace the pit toilets that were destroyed during Tropical Storm Lee.

REMARKS

This solicitation was advertised and bid on *eMaryland Marketplace.com* (eMM). A Notice of Availability was also posted on the DGS Bid Board. The project estimate was \$117,227.00. The awarded vendor was evaluated and has confirmed its bid. There is no MBE participation.

CONTRACT NO. AND TITLE

Project No: P-064-110-010;
Replace Pit Toilets

PROCUREMENT METHOD

Competitive Sealed Bids

AWARD

S.E. Davis Construction, LLC
LaPlata, MD

AMOUNT

\$136,060.00

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 15-GM

DEPARTMENT OF GENERAL SERVICES

Old Senate Chamber
 Maryland State House
 Annapolis, MD

CONTRACT NO. AND TITLE

Project No. BA-491-120-001;
 Restoration of the Old Senate Chamber
 ADPICS NO. 001B3400140

CONTRACT DESCRIPTION

Approval is requested for a contract to perform architectural services to support the historic restoration of the Old Senate Chamber. Included in these services will be preliminary surveys and physical investigations of the Chamber to inform the restoration-design panel as to the intended period of significance.

PROCUREMENT METHOD

Exempt – Renovation of Historic Structures
 State Finance and Procurement Article
 11-203 (a) (1) (xviii)

AWARD

Mesick, Cohen, Wilson, Baker,
 Architects, LLP,
 Albany, NY

AMOUNT

\$302,590.00

TERM

N/A

MBE PARTICIPATION

None

REMARKS

The State of Maryland has initiated a capital project to pursue a state-of-the-art restoration of the Old Senate Chamber to its appearance during the late 18th century. At this time, the chamber is partially deconstructed, exposing the original brick walls and revealing evidence of its earliest design.

A panel of distinguished architectural historians has studied the evidence discovered to date and has made recommendations for the restoration of the room. The current capital program calls for continued investigation and construction in this space to take place over the next several years with a targeted completion date of December 2014.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 15-GM (Cont.)

This restoration will return the space to its appearance in the late 18th century period of significance when the Continental Congress convened in Annapolis. It was here that General George Washington, on December 23, 1783, came before Congress to resign his commission as commander-in-chief of the Continental Army in an emotional ceremony. Less than a month later, on January 14, 1784, the Treaty of Paris was ratified in this same room, officially ending the Revolutionary War. On May 7, 1784, the Chamber was the scene of Thomas Jefferson's appointment as the first United States minister plenipotentiary (A diplomatic representative ranking below an ambassador but having full governmental power and authority) to foreign governments.

This project is a significant part of a master plan that has been adopted by the State House Trust to improve the visitor's experience in the State House and enhances the public's understanding of the four centuries of history in this National Historic Landmark. The restoration of the Old Senate Chamber, the most historically important room in the State House, represents the 18th century portion of the master plan.

FUND SOURCE

MCCBL 2011/Item 003 (Provide funds to design, construct and equip alterations and renovations to the State House in order to restore the Old Senate Chamber to its 18th century appearance...)

RESIDENT BUSINESSES

No

MD TAX CLEARANCE

12-1909-0000

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY**ITEM** 16-RP**DEPARTMENT OF TRANSPORTATION**

MVA – VEIP Facility
Prince Frederick, MD
(Calvert County)
File # 00-8362

REFERENCE

Approval is requested to grant five utility easements totaling 0.7802 acres +/- to Calvert County. Reference is made to Item 10-RP approved on July 22, 2009, where the BPW declared surplus five easements totaling 0.7802 acres. The easements are needed to facilitate the improvement of the road network adjacent to, and in the area of, the Prince Frederick VEIP facility. The easements will not have any affect on the operation of the facility.

This Easement Agreement has been approved by the Office of the Attorney General.

OWNERSHIP

The State of Maryland, to the use of the
Department of Transportation

GRANTEE

Commissioners of Calvert County

PROPERTY

0.7802 acres +/-

PRICE

\$57,700.00

APPRAISED VALUES

\$33,900.00 Isabella Gatewood-Fee Appraiser (10/3/11)
Reviewed by David Kelleher - Staff Appraiser

\$57,700.00 Francis X. Korber-Fee Appraiser (10/14/11)
reviewed by David Kelleher – Staff Appraiser

REMARKS

1. The Department of Transportation agrees with this transaction.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 16-RP (Cont.)

2. The Clearinghouse conducted an intergovernmental review of the project under MD20120411-0229 and has recommended to grant to Calvert County: a perpetual Drainage Easement of +/- 7,389.84 sq. ft.; a Public Utility easement of +/- 3,915.4 sq. ft.; a Stormwater Management Easement of +/- 4,889.38 sq. ft.; a Perpetual Flood Plain Easement of +/- 3,514.6 sq. ft.; and a Revertible Supporting Slope Easement of +/- 14,280 sq. ft. across the land of the Vehicle Emissions Inspection Program (VEIP) Facility at 1045 Theater Drive in Prince Frederick. Calvert County plans to acquire the easements to facilitate the improvements of the road network adjacent to, and in the area of the VEIP Facility.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 17-RP

DEPARTMENT OF NATURAL RESOURCES 1.04 acres +/-, North Beach, MD
(Calvert and Anne Arundel Counties)
File #00-8505

REFERENCE Approval is requested to declare surplus 1.04 acres +/- of land located in the Town of North Beach and situated in both Calvert and Anne Arundel Counties. The land lies within the town limits of North Beach between the Chesapeake Bay and the wetlands to the north. The town has requested the property to connect and expand recreational opportunities, keep a channel open between wetlands and to facilitate completion of a wetlands restoration project by the Army Corps of Engineers.

PROPERTY 1.04 acres +/-

OWNERSHIP State of Maryland, to the use of the Department of Natural Resources

REMARKS

1. The Department of Natural Resources has determined this property is excess to its needs.
2. The Clearinghouse conducted an intergovernmental review of the project under MD20120214-0092 and has recommended to transfer Parcels A & B, located in Anne Arundel and Calvert Counties, to the Town of North Beach. The Town of North Beach expressed an interest in acquiring these parcels to (1) connect and expand recreational opportunities and provide access to the Town’s new waterfront park; (2) keep an open channel between the wetlands located to the north end of Parcel A, and facilitate the restoration of wetlands; and (3) aid in the improvement of the existing revetment (wall) located on Parcel B, improve tidal flushing for the wetlands, and protect the area from flooding.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 18-RP (Cont.)

3. The final Easement Plat lists a sanitary sewer easement of 0.1168 acres +/- and a temporary construction easement of 0.1128 acres.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 19-RP

MILITARY DEPARTMENT

5.74 acres, North Point Blvd.,
 Baltimore County
 File # 00-4066

REFERENCE

Approval is requested for an agreement of sale to purchase 5.74 acres +/- of unimproved land on North Point Boulevard in Baltimore County from The Mayor and Council for Baltimore City. The property is located adjacent to the current Maryland Army National Guard Dundalk Readiness Center, which is located at 2101 North Point Boulevard, Dundalk, MD. The additional land is being purchased to accommodate the federally funded, Dundalk Readiness Center addition and alteration.

Title will be vested in the Military Department. Title and transfer documents are subject to legal review. This item is related to Item 3-C.

OWNERSHIP

The Mayor and Council for Baltimore City

GRANTEE

State of Maryland, to the use of the Military Department

PROPERTY

5.74 acres +/- unimproved

PRICE

\$373,000.00

FUND SOURCE

MCCBL 2012/Item# 011 (Provide funds for land acquisition, design, and construction of alterations and an addition to the Dundalk Readiness Center)

APPRAISED VALUES

\$373,000.00-Stephen H. Mueller, Fee Appraiser 10/25/11. Reviewed by David Kelleher.

\$350,000.00-James R. Turlington, Fee Appraiser 10/08/11. Reviewed by David Kelleher.

REMARKS

1 Baltimore City Board of Estimates approved this transaction at a meeting held on September 12, 2012.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 19-RP (Cont.)

2. The Military Department recommends 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

LANDLORD LEASE**ITEM** 20-LL

DEPARTMENT OF NATURAL RESOURCES Land and Property Management
Annapolis, MD
(Anne Arundel County)

Tenant National Sailing Hall of Fame
Annapolis, MD 21401

Sub-Tenant Annapolis Boat Shows
Prince George St.
Annapolis, MD 21401

Property Location 67, 69 and 71 Prince George St.
Annapolis, MD 21401

<u>Space Type</u>	Land	<u>Lease Type</u>	New
<u>Duration</u>	19 Days Land	<u>Effective</u>	9/29/2012
<u>Annual Rent</u>	\$5,000.00		

Reference On 2/24/2010, Item 5-LL, the BPW approved an Agreement-to-Lease, Lease, and temporary Interim Lease, between the Department of Natural Resources and the National Sailing Hall of Fame, Inc., to lease DNR property for the development of a new National Sailing Hall of Fame along the downtown waterfront.

The Agreement and Lease obligated National Sailing Hall of Fame to sublease to the Annapolis Boat Show each year and shall indemnify and hold the State harmless for such use.

Special Conditions

1. The Sub-Tenant shall occupy and use the Premises for placement of boat show materials and equipment in the Gravel Parking Area, lying above ground and submarine utility cables.
2. The Sub-Tenant shall maintain, at its expense, insurance coverage including: Commercial General Liability in the amount of \$1,000,000.00 per occurrence and \$2,000,000.00 annual aggregate, and shall contain broad form CGL Endorsement or its equivalent.
3. This Sublease may be terminated by DNR in whole or time to time in part, whenever DNR determines that such termination shall be in the best interest of the State.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

LANDLORD LEASE

ITEM 20-LL (Cont.)

4. The property is leased in an “as is” condition.
5. The Sub-Tenant shall be responsible for obtaining all permits, licenses, inspections and approvals required for its use and occupancy of the premises.
6. The Sub-Tenant shall be responsible for all utilities and janitorial services associated with the Boat Show.
7. The revenue derived from this Sub-Lease shall be deposited into the Natural Resources Police general fund.

REMARKS

1. The Premises consist of a Gravel Parking Area for storage of boat show materials and equipment, an area over the bulkhead and through the waters for laying the above ground and submarine utility cable to run from the Electric Utility Area and a Sidewalk for the placement of fencing for pedestrian safety.
2. Previously, the Sub-Tenant leased the State water area for docking and displaying boats, vessels and associated equipment. Due to the decline in demand, there are fewer vendors, so the Sub-Tenant is only leasing the land area for this year’s boat show.
3. Marine liability coverage maintained under the 2010 boat show sublease for environmental purposes is not applicable under the present sublease as the Tenant is not leasing the State Water Area for which that insurance was required. State land is being used only for material and equipment storage, access to electrical service, and not for boat exhibiting.

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** 21-LT-OPT

DEPARTMENT OF HEALTH AND MENTAL HYGIENE
DEPARTMENT OF LABOR, LICENSING & REGULATION
DEPARTMENT OF JUVENILE SERVICES
DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES
(Baltimore City)

Landlord Fallsway Properties, LLC
Edison Parking Corporation
100 Washington St.
Newark, NJ 07102

Property Location 560 N. High St.
Baltimore, MD 21202

<u>Space Type</u>	Surface Parking	<u>Lease Type</u>	Renewal	<u>No. of Spaces</u>
<u>Duration</u>	2 Years	<u>Effective</u>	10/1/2012	DHMH 45
<u>Annual Rent</u>	\$326,172.00	<u>Rate/Space/Month</u>	\$77.00	DLLR 123
		<u>Prev/Rate/Space/Month</u>	\$77.00	DJS 169
				<u>DPSCS 16</u>
				TOTAL 353

Utilities Responsibility Landlord
Custodial Responsibility Landlord
Previous Board Action(s) 9/1/2010-15-LT; 7/16/2008-13-LT; 4/19/2006-14-LT;
12/15/2004-8-L; 1/7/2004-8-L; 2/19/2003-69-L.

Fund Sources DHMH 100% General M00 PCA E101G AOBJ 0802
DLLR 11.5% General 19.8% Federal 49% Special 19.7%
Other, AOBJ 0705
DJS 100% General SUB PROG 301A AOBJ 0705
DPSCS 100% General PCA 32110AOBJ 0705

Special Conditions

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 21-LT-OPT (Cont.)

Remarks

1. The Department of Juvenile Services, the Department of Health and Mental Hygiene, the Department of Public Safety and Correctional Services and the Department of Labor, Licensing and Regulation have leased parking spaces at this location for the past 4 years.
2. This is a fenced in surface lot. The lot is well lighted and ingress and egress is controlled by an electronic gate. DHMH increased its number of parking spaces from 27 to 45 parking spaces.
3. The lease contains a termination for convenience clause.
4. The number of spaces complies with the 1:3 ratio established for this area.
5. 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** 22-LT-OPT**JUDICIARY OF MARYLAND**Commissioner's Office
Frederick, MD
(Frederick County)**Landlord**Board of County Commissioners
12 East Church St.
Frederick, MD 21701**Property Location**7300 Marcies Choice Lane
Frederick, MD 21701**Space Type** Office**Lease Type** Renewal**Square Feet** 1,099**Duration** 5 Years**Effective** 11/1/2012**Annual Rent** \$9,338.76**Sq. Ft. Rate** \$8.50**Prev. Sq. Ft. Rate** \$8.25**Utilities Responsibility**

Landlord

Custodial Responsibility

Landlord

Previous Board Actions

11/03/04 – 10-L

Fund Source

100% General COO 13 PCA 00004 01 AOBJ 1301

Special Condition

The lease incorporates 3 use-in-common parking spaces.

Remarks

1. The Commissioner's Office has occupied this space since November, 1999. The Commissioner is a judicial officer who provides administrative services for intake; issuing charging documents, summons and warrants; setting and accepting bonds or determining conditions of pre-trial release for arrested persons. The Commissioner's office is open for service on a 24/7, 365 day schedule.
2. The 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

TENANT LEASE**ITEM** 23-LT-OPT**MARYLAND STATE DEPARTMENT OF EDUCATION**

Division of Rehabilitation Services (DORS)

Landlord Red Leaf-Dairy Corner, LLC
c/o Red Leaf Development and Investment Associates, Inc.
P.O. Box 10655
Towson, MD 21285-0655

Property Location 103 Chesapeake Boulevard, Suite B
Elkton, MD 21921

<u>Space Type</u>	Office	<u>Lease Type</u>	Renewal	<u>Square Feet</u>	1,977
<u>Duration</u>	10 years	<u>Effective</u>	10/1/2012		
<u>Annual Rent</u>	\$37,563.00 (Avg.)	<u>Square Foot Rate</u>		\$19.00 (Avg.)	
		<u>Prev. Sq. Ft. Rate</u>		\$16.25	
		<u>Eff. Sq. Ft. Rate</u>		\$21.00 (Avg.)	
		<u>Prev. Eff. Sq. Ft. Rate</u>		\$18.25	

Utilities Responsibility Lessee
Custodial Responsibility Lessor
Previous Board Action(s) 5/23/2004 – 15-LT; 6/5/2002 – 12-L; 5/19/1999 – 19-L;
10/9/1996 – 18-L; 5/29/1996 – 19-L
Fund Source 100% Federal ROO A01.21 PCA U4602

Special Conditions

1. This lease contains escalations/de-escalations for real estate taxes and custodial services.
2. The lease contains one option to renew for five (5) years.
3. The lease incorporates 15 use-in-common parking spaces free of charge.

Remarks

1. This space is an administrative and client contact office providing counseling and other rehabilitative services to disabled clientele.
2. The net usable square foot rental rate will be \$18.00 for years one (1) through five (5) and \$20.00 for years six (6) through ten (10). The 10 year average rate is \$19.00.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 23-LT-OPT (Cont.)

3. Through negotiations the Department of General Services was able to extend the term and secure a rental cost avoidance of \$44,482.50 over the term of the lease by reducing the Landlord's proposed rental rate by \$2.25 per nusef.
4. Landlord shall complete energy efficient initiatives to include HVAC replacement, installation of efficient light tubes, digital thermostats and occupancy sensors to reduce energy usage and expense.
5. The lease contains a termination for convenience clause.
6. 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 24-CGL

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

*Board of Directors of the Coordinating Center for Home & Community Care, Inc.
(Anne Arundel County)*

Coordinating Center for Home and Community Care Building Facilities

*“For the capital equipping and build-out of the building facilities, located in
Millersville.”*

\$200,000.00

*Maryland Consolidated Capital Bond Loan of 2012 (LHI-Chapter 444, Acts of 2012)
DGS Item G101; (SL-017-090-038)*

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 Coordinating Center for Home & Community Care, Inc., has submitted documentation that it has \$804,214.89 in a financial institution to meet the matching fund requirement for this project.

<u>BACKGROUND</u>	Total Project	\$4,492,500.00
	12-G101 (This Action)	\$ 200,000.00
	10-G024 (Prior Action)	\$ 200,000.00
	09-G090 (Prior Action)	\$ 30,000.00
	Local Cost	\$4,062,500.00

(Prior Actions: 10/20/10 Agenda, Item 13-CGL; 02/24/10 Agenda, Item 10-CGL)

REMARKS

(1) The grant agreement has been modified with the following: 16.) **Indemnification:** *To the extent permitted by law and without waiving any defenses, immunities, or the provisions of the Maryland Local Tort Claims Act, Grantee....*

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

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 24-CGL (Cont.)

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

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 25-CGL

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

Board of Directors of the Baltimore Healthy Start, Inc. (Baltimore City)

Healthy Start Client Service Center

“For the acquisition, repair, renovation, and capital equipping of the Healthy Start Client Service Center, located in Baltimore City.”

\$100,000.00

*Maryland Consolidated Capital Bond Loan of 2012 (LSI-Chapter 444, Acts of 2012)
DGS Item G043; (SL-014-090-038)*

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 Baltimore Healthy Start, Inc., has submitted documentation that it has \$164,661.07 in a financial institution to meet the matching fund requirement for this project.

BACKGROUND

Total Project	\$1,187,600.00
12-G043 (This Action)	\$ 100,000.00
09-G051 (Prior Action)	\$ 150,000.00
Local Cost	\$ 937,600.00
(Prior Action: 1/20/10 Agenda, Item 17-CGL)	

REMARKS

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

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 26-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 Linwood Center, Inc. (Howard County)

Linwood Center

“For the planning, design, construction, and capital equipping of a new school building at the Linwood Center, located in Ellicott City.”

\$345,000.00

*Maryland Consolidated Capital Bond Loan of 2012 (LSI-Chapter 444, Acts of 2012)
DGS Item G027*

\$155,000.00

*Maryland Consolidated Capital Bond Loan of 2012 (LHI-Chapter 444, Acts of 2012)
DGS Item G095; (SL-031-090-038)*

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 Linwood Center, Inc., has submitted documentation that it has \$868,503.98 in a financial institution to meet the matching fund requirement for this project.

BACKGROUND

Total Project	\$6,376,834.00
12-G027 (This Action)	\$ 345,000.00
12-G095 (This Action)	\$ 155,000.00
11-G022 (Prior Action)	\$ 250,000.00
11-G095 (Prior Action)	\$ 250,000.00
10-G097 (Prior Action)	\$ 500,000.00
09-G062 (Prior Action)	\$ 150,000.00
Local Cost	\$4,726,834.00

(Prior Actions: 04/04/12 Agenda, Item 13-CGL; 04/20/11 Agenda, Item 24-CGL; 07/07/10 Agenda, Item 16-CGL)

REMARKS

(1) The grant agreements have been modified with the following: 16.) Indemnification: *To the extent permitted by law (including Courts and Judicial Proceedings Article, §5-301 et seq. the Local Government Tort Claims Act; Article §25A, 1A; and Courts and Judicial Proceedings Article, §5-509; Annotated Code of Maryland, as amended from time to time), and subject to the availability of appropriations, Grantee....*

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 26-CGL (Cont.)

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

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 27-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 Olde Mill Foundation, Inc. (Prince George’s County)

Olde Mill Community and Teaching Center

“For the design and renovation of the Olde Mill Community and Teaching Center, located in Upper Marlboro.”

\$25,000.00

Maryland Consolidated Capital Bond Loan of 2009 (LSI-Chapter 485, Acts of 2009 and as amended by Chapter 396, Acts of 2011)

DGS Item G137; (SL-070-090-038)

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund no later than December 1, 2012 and the Board of Public Works to certify a matching fund. The Board of Directors of the Olde Mill Foundation, Inc., is utilizing the value of property as their matching fund. The Department of General Services, Real Estate Office has reviewed the appraisal for the property located at 11603 West Branch Dr., in Upper Marlboro, MD and has approved a value of \$355,000.00, to meet the matching fund requirement.

BACKGROUND

Total Project	\$355,000.00
09-G137 (This Action)	\$ 25,000.00
Local Cost	\$330,000.00

REMARKS

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

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 28-CGL

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

Board of Directors of the Maryland School for the Blind, Inc. (Baltimore City)

The Maryland School for the Blind – LIFE Education Building

“For the construction and capital equipping of a new LIFE Education

Building at the Maryland School for the Blind in Baltimore City.”

\$5,000,000.00

Maryland Consolidated Capital Bond Loan of 2012 (Chapter 444, Acts of 2012), DGS Item 026, (SL-006-110-038)

MATCHING FUND The MCCBL requires the grant recipient to provide grant documents no later than June 1, 2014. No match is required.

BACKGROUND

Total Project	\$16,802,421.00
12-026 (This Action)	\$ 5,000,000.00
11-021 (Prior Action)	\$ 4,000,000.00
Local Cost	\$ 7,802,421.00

REMARKS

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

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 29-CGL

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

NAME OF GRANTEE/BORROWER Community Housing Associates, Inc.
2918-B Glenmore Ave.
Baltimore, MD 21214

PROJECT NO. AND TITLE Project No. MHA-CB-03511-03;
Acquisition: 4227 Frederick Ave.
Baltimore, MD 21201

DESCRIPTION Approval is requested for a State grant of \$161,587.00 to assist Community Housing Associates, Inc. (CHA), a nonprofit organization, in the cost of acquiring a three-story masonry frame building at 4227 Frederick Ave., Baltimore, MD. CHA has a contract of sale to purchase this property for \$208,000.00. This building, with approximately 6,000 gross square feet of space, will be used to provide 9 one-bedroom residential units for men and women with mental illness. Two appraisals were obtained for the property; both have been reviewed by the Department of General Services. See the “As-is” appraisals below:

APPRAISALS
\$225,000.00 Terry R. Dunkin, Towson Real Estate Services, LLC.
\$210,000.00 Robert J. Muller, Certified Appraisal Service, Inc.

Based on these appraisals, the Department of General Services approved the “As-is” fair market value of the real estate at \$210,000.00.

Eligible project costs are \$215,450.00. This includes \$208,000.00 for acquisition and \$7,450.00 for appraisals. These costs will be funded as follows.

AMOUNT \$215,450.00

FUND SOURCES \$53,863.00 (25%) - Applicant’s Share
Department of Housing and Community
Development Partnership Rental Loan
\$161,587 (75%) – State’s Share
MCCBL 2010, Community Health Facilities
Funds

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 29-CGL (Cont.)

REMARKS

Community Housing Associates, Inc., has provided residential services to individuals with mental illness since 1989 and currently provides housing for 220 individuals. CHA is acquiring this building in order to provide housing for nine non-elderly disabled individuals under the Bailey Consent Decree. As part of the Bailey Consent Decree, CHA is eligible to receive up to 300-350 Section 8 project-based vouchers for the purpose of rental assistance. However, to access the Section 8 vouchers, CHA must first acquire the housing units. This project will allow CHA to acquire 9 one-bedroom housing units. The priority populations for this housing are individuals with serious and persistent mental illness and who are chronically homeless or, those at risk of homelessness upon discharge from a State-hospital.

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 Baltimore City.

No State funds will be disbursed until the grantee has presented suitable evidence to the Comptroller of Maryland's office, 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 of Maryland's office and will subsequently 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