

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

April 17, 2013

	Pages
Construction	1 thru 11
A/E Services Contract	12 thru 18
Maintenance	19 and 20
Equipment	21 thru 24
General Miscellaneous	25 thru 31
Leases	32 thru 39
Capital Grants and Loans	40 thru 69

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 1-C

**DEPARTMENT OF PUBLIC SAFETY AND
CORRECTIONAL SERVICES**

Central Maryland Correctional Facility
7301 Buttercup Road
Sykesville, MD 21784

CONTRACT NO. AND TITLE

Project No. KS-593-130-001;
Roof Replacement
ADPICS NO. 001B3400449

DESCRIPTION

Approval is requested for a contract to replace the existing built up roofing system with a single ply roofing system with a 20 year No Dollar Limit warranty (NDL) on the laundry building at the Central Maryland Correctional Facility in Sykesville, MD.

PROCUREMENT METHOD

Competitive Sealed Bids

BIDS OR PROPOSALS

AMOUNT

Simpson of Maryland, Inc., Hanover, MD	\$408,300.00
Citiroof, Corp., Columbia, MD	\$408,996.00
J&K Contracting, Inc., Capitol Heights, MD	\$459,200.00
Cole Roofing, Baltimore, MD.	\$473,576.00
J.E. Wood & Sons, Co., Inc., Upper Marlboro, MD	\$502,953.00
J&R Roofing Co., Inc., Jessup, MD	\$524,088.00
Boulevard Contractors Corp., Owings Mills, MD	\$531,781.00
Roofing and Sustainable Systems, Inc., Odenton, MD	\$740,600.00
Northeast Construction, Richmond, VA	\$749,380.00

AWARD

Simpson of Maryland, Inc.
Hanover, MD

AMOUNT

\$408,300.00

TERM

120 Days from Notice to Proceed

MBE PARTICIPATION

25% (Sub goal of 7% African American-owned)

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 1-C (Cont.)

PERFORMANCE BOND

100% of Full Contract Amount

HIRING AGREEMENT ELIGIBLE

No

REMARKS

A notice of availability of an Invitation for Bids (IFB) was posted on DGS's Web Site, Bid Board and *eMaryland Marketplace.com*.

In a continuing effort to improve the inmate environment in its facilities throughout the state, the Department of Corrections has requested a number of exterior projects to those buildings serving its inmate population which when finalized, will significantly improve the efficiency of these structures. The restoration of the existing roofing system will promote the conservation of resources.

The recommended awardee has committed to providing 25% Certified MBE participation by using a material supply vendor in this project.

The Government estimate is \$424,300.00

FUND SOURCES

MCCBL 2008/Item 010 (Provide funds for the state capital facilities renewal program-state wide) \$100,000.00
MCCBL 2012/Item 007 (Provide funds for the state capital facilities renewal program-state wide) \$308,300.00

RESIDENT BUSINESS

Yes

MD TAX CLEARANCE

13-0676-0111

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 2-C

DEPARTMENT OF GENERAL SERVICES Statewide

CONTRACT NO. AND TITLE Project No. DGS-12-306-IQC;
 Indefinite Quantity Contract to Provide
 Statewide General Construction Work and
 Related Services in the Central Region,
 Eastern Region, Southern Region and
 Western Region; for Multiple Construction
 Projects with Fees \$200,000.00 or less.

DESCRIPTION Approval is requested for an Indefinite
 Quantity Contract (IQC) to provide statewide on-call service for the general construction work
 and related services for various State agencies contracted through DGS in four regions (central,
 eastern, southern and western). The contractor will provide all labor and materials for projects on
 a fixed price basis in accordance with pre-approved labor rates. The IQC contracts are for three
 years plus time required for completion of task orders issued prior to the expiration date.
 Individual projects awarded under this IQC may not exceed \$200,000.00. However, the
 aggregate fee for the total number of projects awarded to any one firm in each region may not
 exceed \$500,000.00. Individual task orders under this IQC will be bid among all qualified firms.

PROCUREMENT METHOD Competitive Sealed Proposal

QUALIFIED OFFERORS

Arica Consulting & Contracting, LLC, Jessup, MD
 Baltimore Contractors, Glen Burnie, MD
 Benaka, Inc., Ellicott City, MD
 Colossal Contractors, Inc., Burtonsville, MD
 Denver-Elek, Inc., Baltimore, MD
 Hawkeye Construction, Baltimore, MD
 Hayes Construction, Phoenix, MD
 John W. Brawner Contracting Company, Hunt Valley, MD
 Mediterranean Construction Co. Inc., Baltimore, MD
 Modco Specialty Contracting Corporation, Fort Howard, MD
 Shaney Construction Company, Inc., Baltimore, MD
 Total Contracting, Inc., Beltsville, MD

CONSTRUCTION CONTRACT

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 2-C (Cont.)

Awards by Region/ \$500,000.00 per region	Central	Eastern	Southern	Western
Arca Consulting & Contracting, LLC, Jessup, MD	X	X	X	
Baltimore Contractors, Glen Burnie, MD	X	X	X	X
Benaka, Inc., Ellicott City, MD	X		X	
Colossal Contractors, Inc., Burtonsville, MD	X	X	X	X
Denver-Elek, Inc., Baltimore, MD	X	X	X	X
Hawkeye Construction, Baltimore, MD	X			
Hayes Construction, Phoenix, MD	X		X	
John W. Brawner Contracting Company, Hunt Valley, MD	X	X	X	X
Mediterranean Construction Co. Inc. Baltimore, MD		X	X	X
Modco Specialty Contracting Corporation, Fort Howard, MD	X			
Shaney Construction Company, Inc., Baltimore, MD	X	X	X	X
Total Contracting, Inc., Beltsville, MD	X	X	X	X

AWARD PER REGION

\$5,500,000 Aggregate for Central Region
\$4,000,000 Aggregate for Eastern Region
\$5,000,000 Aggregate for Southern Region
\$3,500,000 Aggregate for Western Region

TOTAL CONTRACT AWARD

\$18,000,000.00

Awards per Contractor, All Regions	Amount	MD Tax Clearance	ADPICS NOS.
Arca Consulting & Contracting, LLC, Jessup, MD	\$1,500,000.00	13-0250-1111	001B3400491
Baltimore Contractors, Glen Burnie, MD	\$2,000,000.00	13-0251-1111	001B3400502
Benaka, Inc., Ellicott City, MD .	\$1,000,000.00	13-0252-1111	001B3400503
Colossal Contractors, Inc., Burtonsville, MD	\$2,000,000.00	13-0253-1111	001B3400499
Denver-Elek, Inc., Baltimore, MD	\$2,000,000.00	13-0254-1111	001B3400493
Hawkeye Construction, Baltimore, MD	\$ 500,000.00	13-0255-1111	001B3400495

CONSTRUCTION CONTRACT

Awards per Contractor, All Regions (Cont.)	Amount	MD Tax Clearance	ADPICS NOS.
Hayes Construction, Phoenix, MD	\$1,000,000.00	13-0256-1111	001B3400501
John W. Brawner Contracting Company, Hunt Valley, MD	\$2,000,000.00	13-0257-1111	001B3400497
Mediterranean Construction Co. Inc. Baltimore, MD	\$1,500,000.00	13-0258-1111	001B3400504
Modco Specialty Contracting Corporation, Fort Howard, MD	\$ 500,000.00	13-0259-1111	001B3400496
Shaney Construction Co., Inc., Baltimore, MD	\$2,000,000.00	13-0260-1111	001B3400500
Total Contracting, Inc., Beltsville, MD	\$2,000,000.00	13-0247-1111	001B3400492

<u>PERFORMANCE BOND</u>	100% for task order amounts over \$100,000.00
--------------------------------	---

<u>MBE PARTICIPATION</u>	Goal to be established Project by Project
---------------------------------	--

REMARKS A notice of the Request For Proposals (RFP) was posted on DGS's Web Site, Bid Board and at *eMarylandMarketplace.com* (*eMM*) on 8/1/2011. Four hundred and eighty seven (487) vendors were contacted through *eMM* for this solicitation. Fourteen (14) firms submitted technical proposals. MBE Participation goals will be established on a project by project basis.

The Evaluation Committee convened on 9/22/2011 through 4/27/2012 to evaluate the technical proposals. Criteria considered in the evaluation process included: general competence based on evaluation of resumes of key personnel proposed for each firm; experience of the firm as demonstrated by providing similar services on three (3) representative projects; along with past performance by the firm, company profile and annual sales volume.

On 5/9/2012, a request for price proposals was sent to the qualifying firms, with a due date of 5/23/2012. Price Proposals were received from all requested firms for all requested regions.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 2-C (Cont.)

On 5/9/2012, one (1) firm's technical proposal was disqualified as being not reasonably susceptible of being selected for award under this IQC.

On 5/10/2012, that firm requested a debriefing of its Technical Proposals which took place on 6/13/2012. The Chairman and the Procurement Officer determined the offeror's technical proposals are qualified and satisfied the mandatory provisions of the request for technical proposal. The Procurement Officer requested their Price Proposals with a due date of 6/19/2012.

The Qualification Committee convened on 6/4/2012 through 8/6/2012 to review the price proposals and determined a request for a Best and Final Offer (BAFO) was needed.

On 11/5/2012, a request for a BAFO was sent to the qualifying firms, with a due date of 11/16/2012. Best and Final Offers were received from all requested firms for all regions. The Qualifications Committee convened on 12/20/2012 through 1/17/2013 to review the BAFO's. Twelve (12) firms were recommended for award.

On 2/15/2013, two (2) firms' price proposals and BAFO's were not accepted due to its proposed pricing significantly exceeding the maximum allowable rates and therefore were not acceptable as being reasonably susceptible of being selected for award and were disqualified.

This contract will allow DGS to rapidly respond to critical repair needs at State facilities when the use of competitive sealed bids is not possible due to time required or, when emergency conditions exist that may subject the State to inflated pricing.

FUND SOURCE

Using Agency Funds

RESIDENT BUSINESS

Yes for all

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 2-C (Cont.)

<u>Maryland Certifications</u>	<u>SBR NO.</u>	<u>MBE No</u>
Arica Consulting & Contracting, LLC, Jessup, MD	SB12-114	
Hawkeye Construction, Baltimore, MD	SB11-2384	
Modco Specialty Contracting Corporation, Fort Howard, MD	SB12-1120	
Colossal Contractors, Inc., Burtonsville, MD	SB12-355	02-401
Shaney Construction Company, Inc. Baltimore, MD	SB11-6950	
Baltimore Contractors, Glen Burnie, MD	SB12-299	
Mediterranean Construction Co. Inc., Baltimore, MD	SB12-2021	

Note: This item is related to Item 3-C on this agenda.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

QUALIFIED OFFERORS
Arica Consulting & Contracting, LLC, Jessup, MD
Baltimore Contractors, Glen Burnie, MD
Hawkeye Construction, Baltimore, MD
Total Site Contractors, Inc., Baltimore, MD
Colossal Contractors, Inc., Burtonsville, MD
Shaney Construction Company, Inc., Baltimore, MD

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 3-C (Cont.)

Awards by Region / \$500,000.00 per Region	Central	Eastern	Southern	Western
Arica Consulting & Contracting, LLC, Jessup, MD	X	X	X	
Baltimore Contractors, Glen Burnie, MD	X	X	X	X
Colossal Contractors, Inc., Burtonsville, MD	X	X	X	X
Hawkeye Construction, Baltimore, MD	X			
Shaney Construction Company, Inc., Baltimore, MD	X	X	X	X
Total Site Contractors, Inc., Baltimore, MD	X			

AWARD PER REGION

AMOUNT

\$3,000,000.00 Aggregate for Central Region
 \$2,000,000.00 Aggregate for Eastern Region
 \$2,000,000.00 Aggregate for Southern Region
 \$1,500,000.00 Aggregate for Western Region

TOTAL CONTRACT AWARD

\$8,500,000.00 Total

Awards per Contractor, All Regions	Amount	MD Tax Clearance	ADPICS NOS.
Arica Consulting & Contracting, LLC, Jessup, MD	\$1,500,000.00	13-0185-1111	001B3400484
Baltimore Contractors, Glen Burnie, MD	\$2,000,000.00	13-0186-1111	001B3400486
Colossal Contractors, Inc., Burtonsville, MD	\$2,000,000.00	13-0187-0110	001B3400489
Hawkeye Construction, Baltimore, MD	\$ 500,000.00	13-0188-1111	001B3400487
Shaney Construction Company, Inc. Baltimore, MD	\$2,000,000.00	13-0189-0111	001B3400490
Total Site Contractors, Inc., Baltimore, MD	\$ 500,000.00	13-0184-1111	001B3400488

TERM

5/1/2013-4/30/2016

PERFORMANCE BOND

100% for task order amounts above
 \$100,000.00

MBE PARTICIPATION

Goal to be established Project by Project

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 3-C (Cont.)

REMARKS

A notice of the Request For Proposals (RFP) was posted on DGS's Web Site, Bid Board and at *eMarylandMarketplace.com (eMM)* on 8/1/2011. Four hundred and eighty seven (487) vendors were contacted through *eMM* for this solicitation. Nine (9) firms submitted technical proposals. MBE Participation goals will be established on a project by project basis.

The Evaluation Committee convened on 9/22/2011 through 4/27/2012 to evaluate the technical proposals. Criteria considered in the evaluation process included: general competence based on evaluation of resumes of key personnel proposed for each firm; experience of the firm as demonstrated by providing similar services on three (3) representative projects; along with past performance by the firm, company profile and annual sales volume.

On 5/8/2012, three technical proposals were disqualified as being not reasonably susceptible of being selected for award under this IQC.

Also on 5/8/2012, a request for price proposals was sent to the qualifying firms, with a due date of 5/22/2012. The Qualification Committee convened on 6/4/2012 through 8/14/2012 to review the price proposals. All six (6) firms were recommended for award.

On 11/2/2012, a request for a Best and Final Offer (BAFO) was sent to the qualifying firms. The Qualification Committee convened on 12/19/2012 through 1/9/2013 to review the BAFOs. All six (6) firms were recommended for award.

This contract will allow DGS to rapidly respond to critical repair needs at State facilities when the use of competitive sealed bids is not possible due to time required or, when emergency conditions exist that may subject the State to inflated pricing.

FUND SOURCE

Using Agency Funds

RESIDENT BUSINESS

Yes for all

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 3-C (Cont.)

Maryland Certifications

SBR NOS.

Arica Consulting & Contracting, LLC, Jessup, MD	SB12-114
Baltimore Contractors, Glen Burnie, MD	SB12-299
Colossal Contractors, Inc., Burtonsville, MD	SB12-355
Hawkeye Construction, Baltimore, MD	SB11-2384
Shaney Construction Company, Inc, Baltimore, MD	SB11-6950
Total Site Contractors, Inc., Baltimore, MD	SB11-4382

Note: This item is related to Item 2-C on this agenda.

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

ITEM 4-AE

DEPARTMENT OF GENERAL SERVICES

CONTRACT NO. AND TITLE

Project No. PZ-475-100-001;
 Renovation and Reconfiguration of Building
 K at Maryland State Police Headquarters
 Campus
 ADPICS NO. 001B3400404

DESCRIPTION

Approval requested for a contract that will provide a design to reconfigure the 23,930 GSF former Maryland Crime Lab Facility for permanent offices for various State Police departments. The primary focus of the project is the removal of the existing HVAC system, which provided 100% make-up air for the laboratory facility, and to design a replacement system that is energy efficient and suitable for an office building. The project will also involve changes in the electrical distribution system, and renovation of third floor toilet rooms for ADA accessibility. Twenty-nine (29) new windows will be inserted into the existing brick building walls.

PROCUREMENT METHOD

Maryland Architectural and Engineering
 Services Act

BIDS OR PROPOSALS

**Qualification and
 Tech. Scores**

MIN Engineering, Inc., Pikesville, MD	95.01%
Burdette, Koehler, Murphy & Associates, Inc. Baltimore, MD	93.74%
Gipe Associates, Inc., Baltimore, MD	91.70%
Kibart, Inc., Towson, MD	88.59%
Henry Adams, LLC, Baltimore, MD	88.54%
Johnson, Mirmiran & Thompson, Sparks, MD	87.21%

AWARD

MIN Engineering, Inc.
 Pikesville, MD

AMOUNT

\$258,103.86

TERM

9 Months

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT

ITEM 4-AE (Cont.)

MBE PARTICIPATION

43.23 (2.98% Hispanic, 12.9% African-American, 12.84% Women-owned, 14.51 Asian-owned)

PERFORMANCE BOND

N/A

REMARKS

The project solicitation was posted on *eMarylandMarketplace.com* on May 3, 2012. Twenty-nine (29) firms responded with Letters of Interest and nine (9) firms submitted technical proposals. Six (6) of those nine (9) firms met the minimum qualifying score of 85%. It was determined that a Second Phase Review Panel evaluation was not required. At the meeting of October 31, 2012, the General Professional Services Selection Board (GPSSB) approved the Qualification Committee's recommendation of the ranking of the firms and authorized negotiations with the top ranked firm of MIN Engineering, Inc.

At the January 22, 2013 public meeting of the GPSSB, the Chairman of the Negotiation Committee certified that the negotiations were conducted in accordance with the regulations governing the Negotiation Committee, that the price proposal was based upon the scope of services outlined in the project program and DGS procedures for providing architectural/engineering services, and that the negotiated price proposal was fair, competitive, and reasonable.

The price proposal and the scope of services represented by the price proposal were reviewed by the GPSSB. The price proposal was accepted by the General Board as being fair, competitive, and reasonable as required by Title 13-308 of the *State Finance and Procurement Article, Annotated Code of Maryland*. Approval is requested for all six phases. The estimated construction cost is \$3,080,000.00.

FUND SOURCE

MCCBL 2009/Item 035(Provide funds to design and construct minor building renovations and HVAC upgrades to the existing headquarters building K-Baltimore County.)

RESIDENT BUSINESS

Yes

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT

ITEM 4-AE (Cont.)

MD TAX CLEARANCE

13-0687-0111

Note: This item previously appeared on the DGS/BPW Agenda on 3-6-2013 as Item 2-AE and was withdrawn.

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

ITEM 5-AE

DEPARTMENT OF JUVENILE SERVICES

Prince George's County

CONTRACT NO. AND TITLE

Project No. DC-455-090-001;
 Commissioning Services for the New
 Cheltenham Detention Center
 ADPICS NO. 001B3400481

DESCRIPTION

Approval for a project that will provide commissioning services for the new 72-bed state-of-the-art detention facility to house male juvenile offenders in need of secure care. This facility will replace deteriorated, inadequate buildings at the Cheltenham Youth Center that have severe programmatic and security deficiencies and that are uneconomical to renovate. The new facility is programmed at approximately 94,000 gross square feet (GSF). Programmed spaces include housing, administration, admissions and release, somatic and behavioral health, food service, education, recreation, visitation, staff training, maintenance, and storage.

PROCUREMENT METHOD

Maryland Architectural and Engineering Services Act

BIDS OR PROPOSALS

Brinjac Engineering, Inc., Hunt Valley, MD
 RMF Engineering, Inc., Baltimore, MD

Qualification and

Tech. Scores

87.8%
 85.3%

AWARD

Hunt Valley, MD

Brinjac Engineering, Inc.

AMOUNT

\$263,540.00

TERM

32 Months

MBE PARTICIPATION

25% (No Split)

PERFORMANCE BOND

N/A

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT

ITEM 5-AE (Cont.)

REMARKS

The solicitation was posted to the DGS website, and *eMarylandmarketplace.com*. Four (4) firms submitted technical proposals. Two (2) of the six met the minimum qualifying score of 85%. At the February 21, 2013, public meeting, the General Professional Services Selection Board (GPSSB) approved the Chairman of the Qualification Committee's recommendation of the ranking of the firms and authorized negotiations with the first ranked firm of Brinjac Engineering, Inc.

At the March 20, 2013 meeting of the General Board, the chairman of the Negotiation Committee certified that the negotiations were conducted in accordance with the regulations governing the Negotiation Committee, that the price proposal was based upon the scope of services outlined in the project program and the Department of General Services' procedures for providing architectural/engineering services, and that the negotiated price proposal was fair, competitive, and reasonable.

The negotiated price proposal and the scope of services represented by the price proposal were reviewed by the General Board and approved as required by Title 13-308 of the *State Finance and Procurement Article, Annotated Code of Maryland*.

Approval is requested for all six phases: Schematics, Design Development, Contract Documents, and Bidding, Construction and Post Construction.

Of the total fee amount, 90% will go to firms located in the State of Maryland. The estimated total construction cost is \$48,308,000.00

FUND SOURCE

MCCBL 2009/Item 034 (Provide Funds for a Detailed Design of a new 72-Bed Detention Center)

RESIDENT BUSINESS

Yes

MD TAX CLEARANCE

13-1020-0111

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT

ITEM 6-AE

MARYLAND SCHOOL FOR THE DEAF

Frederick, MD

CONTRACT NO. AND TITLE

Project No. A-000-120-001;
 Fire Alarm Replacement Campus-wide
 Maryland School for the Deaf, Frederick.
 ADPICS NO. 001B3400479

DESCRIPTION

Approval for a project that involves the preparation of detailed plans and specifications for a new campus-wide fire alarm and emergency notification system to bring all buildings up to current code standards. The system will include visual notification designed for a population which is deaf or hard of hearing.

PROCUREMENT METHOD

Maryland Architectural and Engineering Services Act

BIDS OR PROPOSALS

Hughes Associates, Inc. Baltimore, MD
 EBL Engineers, LLC Baltimore, MD

**Qualification and
Tech. Scores**

92%
 87%

AWARD

Hughes Associates, Inc.
 Baltimore, MD

AMOUNT

\$298,383.83

TERM

22 Months

MBE PARTICIPATION

25% (No Split)

PERFORMANCE BOND

None

REMARKS

This solicitation was advertised in *eMaryland Marketplace.com*. and the DGS website. Six (6) firms submitted technical proposals. Two (2) of the six met the minimum qualifying score of 85%. At the February 20, 2013 meeting, the General Professional Services Selection Board (GPSSB) approved the Qualification Committee's recommendation of the ranking of the firms and authorized negotiations with the #1 ranked firm of Hughes Associates, Inc.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT

ITEM 6-AE (Cont.)

At the March 20, 2013 meeting of the General Board, the chairman of the Negotiation Committee certified that the negotiations were conducted in accordance with the regulations governing the Negotiation Committee, that the price proposal was based upon the scope of services outlined in the project program and the Department of General Services' procedures for providing architectural/engineering services, and that the negotiated price proposal was fair, competitive, and reasonable.

The negotiated price proposal and the scope of services represented by the price proposal were reviewed by the General Board and approved as required by Title 13-308 of the *State Finance and Procurement Article, Annotated Code of Maryland*.

Approval is requested for all six phases: Schematics, Design Development, Contract Documents, Bidding, Construction and Post Construction.

Of the total fee amount, 75% will go to firms located in the State of Maryland. The estimated total construction cost is \$2,148,000.

FUND SOURCE

MCCBL 2011/Item 013 (Provide funds to design a new fire alarm and emergency notification system)

RESIDENT BUSINESS

Yes

MD TAX CLEARANCE

13-1021-0111

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

MARYLAND STATE DEPARTMENT OF

EDUCATION

Department of Rehabilitation Services
(DORS)
Disability Determination Services (DDS)
Timonium, MD

CONTRACT NO. AND TITLE

Project No. R00R3401312;
Unarmed Uniform Guard Services
ADPICS NO. 001B3400428

DESCRIPTION

Approval requested for a contract to provide
Unarmed Uniform Guard Services for the Department of Rehabilitation Services, Disability
Determination Services, 170 W. Ridgely Rd., Timonium, MD 20193.

PROCUREMENT METHOD

Preference Provider
(Certified Sheltered Workshop)

BIDS OR PROPOSALS

Falcon Solutions, Inc., Millersville, MD

AMOUNT

\$209,155.94

AWARD

Falcon Solutions, Inc.
Millersville, MD

TERM

5/1/2013-4/30/2015

AMOUNT

\$209,155.94 (2 Years)

PERFORMANCE BOND

N/A

REMARKS

Falcon Solutions, Inc. is a Certified
Sheltered Workshop under the Maryland Rehabilitation and Employment Program. Pricing for
this contract was approved by the Pricing and Selection Committee on 2/21/2013.

FUND SOURCE

R00 13 W1013 5783 0823

RESIDENT BUSINESS

Yes

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 7-M (Cont.)

MD TAX CLEARANCE

13-0796-0111

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

EQUIPMENT CONTRACT

ITEM 8-E

**MARYLAND DEPARTMENT OF
TRANSPORTATION**

State Highway Administration (SHA)

CONTRACT NO. AND TITLE

Diesel Powered Dump Trucks;
ADPICS NO. 001P3100078

DESCRIPTION

Board of Public Works approval is requested
for the purchase of three (3) Diesel Powered Dump Trucks.

PROCUREMENT METHOD

Competitive Sealed Bids

BIDS OR PROPOSALS

Only one bid received

AWARDS

Western Star Trucks
Mardela Springs, MD

AMOUNT

\$635,673.00

TERM

One Time Purchase

MBE PARTICIPATION

0%

REMARKS

A notice of availability of an Invitation for Bids (IFB) was posted on DGS's Web Site, Bid Board and *eMaryland Marketplace.com (eMM)*. Twenty seven (27) bidders received notice. At the conclusion of the bidding period, one (1) bid was received from Western Star Trucks of Delmarva, LLC. Each truck was bid at \$211,891.00.

Of the vendors contacted for that commodity code on *eMM*, only (3) three were able to bid on these types of heavy duty equipment. Of these three (3) only one has met the Federal and State Emissions Standards the other two will be in compliance by 2014.

FUND SOURCE

01 J02 13 10000 02300 0999

RESIDENT BUSINESS

Yes

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

EQUIPMENT CONTRACT

ITEM 8-E (Cont.)

MD TAX CLEARANCE

13-0820-1000

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

EQUIPMENT CONTRACT

ITEM 9-E

DEPARTMENT OF AGRICULTURE

Weights & Measures
Annapolis, MD

CONTRACT NO. AND TITLE

Large Capacity Scale Test Truck;
ADPICS NO. 001P3100080

DESCRIPTION

one (1) Large Capacity Scale Test Truck.

Approval is requested for the purchase of

PROCUREMENT METHOD

Competitive Sealed Bids

BIDS OR PROPOSALS

Western Star Trucks, Mardela Springs, MD
Central Truck Center, Landover, MD

AMOUNT

\$236,564.00
\$251,921.00

AWARDS

Western Star Trucks
Mardela Springs, MD

AMOUNT

\$236,564.00

TERM

One Time Purchase

MBE PARTICIPATION

0%

PERFORMANCE BOND

N/A

REMARKS

A notice of availability of an Invitation for Bids (IFB) was posted on DGS's Web Site, Bid Board and *eMaryland Marketplace.com (eMM)*. Two hundred and forty seven (247) bidders received notice via *eMM*. At the conclusion of the bidding period, two (2) bids were received.

FUND SOURCE

01 L00 13 22303 0730

RESIDENT BUSINESS

Yes

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

EQUIPMENT CONTRACT

ITEM 9-E (Cont.)

MD TAX CLEARANCE

13-0820-1000

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 10-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 \$173,538.00 (2 items).

A. Department of the Military

Cade Armory
 2620 Winchester Street
 Baltimore, MD 21216

DESCRIPTION

A/E shall provide site survey, construction drawings and specifications for the complete replacement of the roof system. A/E shall provide contract administration and project documents for review. A/E shall provide site visits, attend all meetings and be responsible for the meeting minutes. A/E will review and approve submittals and respond to RFIs. A/E shall produce as-built drawings for this project.

REMARKS

Indefinite Quantity Contract (IQC) DGS-11-006-IQC was developed for DGS to provide architectural and engineering services for multiple construction projects with fees \$200,000.00 or less. Under this agreement, individual contract awards may not exceed \$200,000.00. Selected firms may be awarded more than one contract; however, the total amount for the contracts awarded to any one firm may not exceed \$500,000.00. The expiration of the contract (DGS-11-006-IQC) is July 26, 2013.

CONTRACT NO. AND TITLE

Project No. M-582-130-001;
 Replace Roof Cade Armory

PROCUREMENT METHOD

Maryland Architectural and Engineering Services Act

AWARD

AS Architects, Inc.
 Linthicum, MD

AMOUNT

\$49,403.00

FUND SOURCE

MCCBL 2012 Item 007 (Provide funds for the State Capital Facilities Renewal Program-Statewide)

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 10-GM (Cont.)

B. Department of General Services

Maryland State Police Quartermaster
Division
Jessup, MD

DESCRIPTION

The new ADA lift shall be provided where shown on drawing including all associated power, supports and hardware. Remove two existing bathrooms with all associated plumbing fixtures and replace with two ADA compliant bathrooms. The existing janitor's closet shall be removed including all plumbing fixtures (except water heater which shall be relocated) and replaced with new janitor's closet. The existing water cooler shall be replaced with an ADA compliant water cooler. All plumbing fixtures associated with the existing bathroom located in the warehouse shall be replaced with ADA compliant plumbing fixtures. The existing bathroom exhaust fan shall be replaced with a new inline fan. An existing under-window air conditioning packaged unit shall be relocated, and electrical power shall be provided for all items indicated above including new lighting fixtures for the ADA bathrooms.

REMARKS

This project was advertised for construction on November 27, 2012. Bids were received on December 21, 2012 with ten bidders responding. All of the bidders are resident to the State of Maryland. The MBE goal of 25% was met by Baltimore Contractors, Inc.

CONTRACT NO. AND TITLE

Project No. PA-751-120-001 (SBR)
ADA Modifications & Installation of New
ADA Lift Maryland State Police
Quartermaster Division

PROCUREMENT METHOD

Competitive Sealed Bids

AWARD

Baltimore Contractors, Inc.
Glen Burnie, MD

AMOUNT

\$124,135.00

TERM

150 Calendar Days

MBE PARTICIPATION

25%

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 10-GM (Cont.)

FUND SOURCE

MCCBL 2011/Item 001 (Provide funds to design and construct handicapped accessibility modifications at State-Owned Facilities)

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 11-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 \$133,728.00 (4 items).

Department of Natural Resources

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

MCCBL 2011/Item 008 (Provide funds to construct capital improvements such as planned Maintenance and repair projects at public use facilities on State-Owned property)

MCCBL 2012/Item 013 (Provide funds to construct capital improvements such as planned Maintenance and repair projects at public use facilities on State-Owned property)

- A. Myrtle Grove Wildlife Management Area
 La Plata, MD (Charles County)

DESCRIPTION

Approval requested for a project is to remove existing fencing, clearing and grubbing of area around work site to perform specified work.

REMARKS

Work includes the installation of approximately 1160 lf of 8' chain link fencing which includes chain link fabric, barbed wire, posts, rails, footers, etc., around the barn, shop and storage buildings. Install (1) gate – 8ft high x 16 ft wide w/rolling leafs, and (2) gates 8 ft high x 12 ft wide with rolling leafs, both to include chain link fabric, barbed wire, posts, rails, and footers.

CONTRACT NO. & TITLE

Project No. G-009-132-010;
 Security Fencing

PROCUREMENT METHOD

Small Procurement

AWARD

Hercules Fence
 Jessup, MD

AMOUNT

\$19,788.00

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 11-GM (Cont.)

FUND SOURCE

MCCBL 2012 Item 013

B. Savage River State Forest
 Grantsville, MD (Garrett County)

DESCRIPTION

Approval requested for a project is to remove and dispose of approximately 2844 sf of asphalt shingles & 210 lf of gutter/downspout.

REMARKS

Work included will be to install approximately 2844 sf of ice guard membrane, and architectural shingles, approximately 100 lf of ridge vent, drip edge & flashing. Install approximately 2044 sf of 1/2" rigid foam insulation and cement siding and trim pieces. Install fascia (aluminum approximately 250 lf x 6" high) & vented vinyl soffit (approx 339 lf) approx 170 lf of 6" aluminum rain gutter and approximately 40 lf of 3" x 4" downspout, approximately 2340 sf of 6" thick fiberglass insulation in the office attic, one fold down type attic access door with wood ladder. Site cleanup, debris removal.

CONTRACT NO. & TITLE

Project No. P-004-130-010;
 Renovate the Office

PROCUREMENT METHOD

Small Procurement

AWARD

C&M Construction and Renovations
 LLC , Barton, MD

AMOUNT

\$35,700.00

FUND SOURCE

MCCBL 2012 Item 013

C. County Fair Grandstand
 Fair Hill Natural Resources Management Area
 (Cecil County)

DESCRIPTION

The project consists of a replacement of Metal Roof located at DNR – County Fair Grandstand.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 11-GM (Cont.)

REMARKS

The contract duration is 60 calendar days. Sufficient funds are available. 4 bids were received. There is a 5% MBE sub-goal, no split goal for this contract. This solicitation was advertised and bid on *eMaryland Marketplaec.com* (*eMM*). Notice of Availability was also posted on the DGS Bid Board.

The project estimate was \$ 66,560.00. This project was included on the FY-12 POS maintenance program, and was in the priority schedule within the budgeted funding. DNR prepared the specifications and five vendors attended the prebid. Four vendors bid on the project with one vendor under the project estimate.

CONTRACT NO. AND TITLE

Project No. P-043-121-010 (SBR)
Replace Metal Roof

PROCUREMENT METHOD

Competitive Sealed Bids

AWARD

A.K.J., Inc.
Stenensville, MD

AMOUNT

\$59,980.00

MBE PARTICIPATION

5% (No Split)

HIRING AGREEMENT

Yes

FUND SOURCE

MCCBL 2011/Item 008

D. Dan's Mountain State Park
 Lonaconing, MD (Allegany County)

DESCRIPTION

2100 sf of log wall stain/paint by corn cob blasting. Approval for a project is to remove approx.

REMARKS

Apply Borate Insect treatment to all exterior log surfaces. Stain approx. 2100 sf of exterior log walls, eaves, wood fascia, wood soffit and wood gable siding. Paint exterior wood window trim on 9 windows. Apply epoxy consolidator to cabin logs, epoxy patch to cabin logs and also log sealant/caulking. Site cleanup.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 11-GM (Cont.)

CONTRACT NO. & TITLE

Project No. P-993-130-210;
Exterior Renovations - Residence

PROCUREMENT METHOD

Small Procurement

AWARD

Western Maryland Construction
Solutions, LLC
Frostburg, MD

AMOUNT

\$18,260.00

FUND SOURCE

MCCBL 2012 Item 013

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

1. The Department of Health and Mental Hygiene has used this space since 1988 for the Occupation Health Board, as well as, for the Divisions of Drug Control, Administrative Hearings, and training. The Maryland Transit Administration has used this space since 2007 for its Mobile Information Technology Unit.
2. DHR Citizen Review Board, currently located in this facility, will relocate to another DHR facility at 11000 Eastern Boulevard as part of a consolidation effort to use its leased space more efficiently.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 12-LT (Cont.)

3. The Landlord shall provide a \$15.00 per net usable square foot, or \$1,270,110.00, allowance to the State for tenant improvements and reconfiguration of the space.
4. The Landlord, at its sole cost and expense, shall replace all 5 external rooftop HVAC units over a 5 year period at an estimated cost of \$819,890.00; the total renovation of all restrooms inclusive of the installation of low flow toilets, faucets and urinals to be completed by 2014; and paint and carpet throughout the facility on a scheduled basis.
- 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

TENANT LEASE

ITEM 13-LT

BALTIMORE CITY COMMUNITY COLLEGE
(WBJC Radio Station)

Pikesville, MD
Baltimore County

Tenant Baltimore City Community College
2901 Liberty Heights Ave.
Baltimore, MD 21215

Landlord Mayor and City Council of Baltimore
100 North Holliday Street
Baltimore, Maryland 21202

Property Location R1723 Reisterstown Road, (Pikesville Reservoir)
Pikesville, Maryland 21208

<u>Space Type</u>	Land Lease	<u>Lease Type</u>	New	<u>Acre/Square Feet</u>	1.6 / 69,696 +-
<u>Duration</u>	10 Years	<u>Effective</u>	5/1/2013		
<u>Annual Rent:</u>	\$20,185.60 (Avg.)	<u>Per Acre Rate/Sq. Foot Rate</u>	\$12,616.00 / \$0.30 (Avg.)		

<u>Utilities Responsibility</u>	Tenant
<u>Custodial Responsibility</u>	Tenant
<u>Previous Board Actions</u>	N/A

Fund Source 100 % General 360300 PCA 03332 Object 1301

Background On April 27, 1988 The Mayor and City Council of Baltimore and the Board of Trustees of the Baltimore City Community College (BCCC) entered into a 25 year land lease for 1.6 (+-) acres of land to be used as the tower site for BCCC's radio station WBJC. The lease permitted BCCC to sublease tower space to other communication tenants. The lease commenced on May 1, 1988 and it will terminate on April 30, 2013.

On December 31, 1990, the Mayor and City Council of Baltimore and the State of Maryland entered into an agreement to transfer the control of the BCCC from the Baltimore City to the State of Maryland.

Board of Public Works is now requested to approve a new land lease agreement between BCCC and the City of Baltimore for the continued operations of its WBJC radio station.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 13-LT (Cont.)

Special Condition

1. Rent payments shall be paid on May 1st of each lease year. The annual rent payments commence at \$17,608.00 and increases 3% per annum resulting in an annual rent of \$22,974.44 in year 10 of the lease.
2. The Tenant shall pay Landlord a late fee of three percent (3%) of the amount due for any rent payment that remains unpaid for more than ten (10) business days after Tenant receives notice from Landlord that rent was not received.
3. The Tenant has the right to sublease space on the tower; Tenant shall pay to Landlord ten percent (10%) of the revenue received from any tower subleases.
4. The lease contains a mutual indemnification clause in which each party will hold harmless the other party against any liability arising as a result of any direct, willful, or negligent act or omission caused by it.
5. The Tenant shall have 24/7 access to the Demised Premises.
6. The lease contains two (2) automatic renewals for a term of five (5) years each. The annual rent for the first (1st) renewal term shall commence at \$23,663.69 and increases 3% per annum resulting in an annual rent of \$26,633.68 in year five (5). The annual rent for the second (2nd) renewal term shall commence at \$27,432.69 and increases 3% per annum resulting in an annual rent of \$30,875.74 in year five (5).

Remarks

1. The land is used by Baltimore City Community College Radio Station (WBJC) to for its radio/communication tower and the collateral buildings and equipment needed for its operation. WBJC is a non-profit, non-commercial 50,000 watt radio station for BCCC. WBJC broadcasts on a 24 hour a day schedule, its signal reaches more than 180,000 listeners weekly across Maryland, Washington D.C., Delaware, Pennsylvania and Virginia. WBJC also subleases space on its tower to other private, public and Federal entities.
2. The lease does not contain 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 14-LT-OPT

OFFICE OF THE PEOPLE’S COUNSEL (OPC)

PROPERTY TAX ASSESSMENT APPEALS BOARD (PTAAB)

MARYLAND AUTOMOBILE INSURANCE FUND (MAIF) – Legal Services

**MARYLAND TEACHERS AND STATE EMPLOYEES SUPPLEMENTAL
RETIREMENT PLANS (MSRP)**

DEPARTMENT OF HEALTH AND MENTAL HYGIENE (DHMH)-Food Control

Landlord

Greenwald & Co., Inc.
250 West Pratt St., Suite 850
Baltimore, MD 21201

Property Location

210-218 W. Baltimore St.
Baltimore, MD 21201

Space Type Garage Parking
Duration 1 Year
Annual Rent \$58,500.00

<u>Lease Type</u>	Renewal	<u>Number of Spaces</u>
<u>Effective</u>	5/10/2013	OPC 7
<u>Rate Per Space Per Month</u>	\$125.00	PTAAB 4
<u>Prev. Rate Per Space Per Month</u>	\$115.00	MAIF 11
		MSRP 7
		DHMH <u>10</u>
		Total 39

Utilities Responsibility

Landlord

Custodial Responsibility

Landlord

Previous Board Action(s)

1/05/11 – Item 6-LT; 4/13/05 Item 7-L; 3/21/07 Item 8-LT;
10/21/09 Item 13-LT.

Fund Source

OPC

100% General PCA22.08 Fund C91 H00 AOBJ 0705

PTAAB

100% General D39.24.05.00, AOBJ 0705

MAIF

100% Direct 231000

MSRP

100% Special PCA G50L00 PN 01 0000 OBJ 0705

DHMH

100% General M00 A0102 32.01.01.02.266 PCA A2660
AOBJ M01110

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 14-LT-OPT (Cont.)

Remarks

1. These spaces have been used since 2005 by employees of the OPC, PTAAB, MAIF, MSRP and DHMH located at 6 Saint Paul St. in Baltimore City.
2. The lease contains a termination for convenience clause.
3. The agencies are in compliance with the 1:3 ratio established for this area.
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 15-LT-MOD

OFFICE OF THE ATTORNEY GENERAL Headquarters
 (Baltimore City)

Landlord St. Paul Plaza Office Tower Limited Partnership
 200 St. Paul Pl.
 Baltimore, MD 21202

Property Location 200 St. Paul Pl., 16th; 17th; 18th; 19th; 20th; & 25th Floors
 Baltimore, MD 21202

<u>Space Type</u>	Office	<u>Lease Type</u>	Additional Space	<u>Square Feet</u>	1,127
<u>Duration</u>	Current: 6 Yrs. 5 mths Renewal: 5 Years	<u>Effective</u>	May 1, 2013		
		<u>Square Foot Rate</u>	Current	\$19.70 Yrs. 1-5	\$21.70 Yrs. 6-10
			Renewal	\$22.35	

Annual Rent Current \$22,201.90 Yrs. 1-5 (10/1/201-9/30/2015)
 \$24,455.90 Yrs. 6-10 (10/1/2015-9/30/2020)
 Renewal \$25,188.45 (10/1/2020-9/30/2025)

Utilities Responsibility Landlord
Custodial Responsibility Landlord

Previous Board Actions 3/23/88 – 18-L; 1/11/89 – 11-L; 9/5/90 – 57-L;
 10/6/93 – 13-L; 3/9/94 – 33-L; 3/18/98 – 20-L;
 4/26/00 – 20-L; 12/19/01 – 15-L; 2/25/04 – 8-L;
 1/20/10 – 13-LT; 11/14/2012 – 24-LT-MOD.

Fund Source 100 % Special C81C0001, C81C0004, C81C0005,
 C81C0006, C81C0009, C81C0010, C81C0014, C81C0015,
 C81C0016, C81C0018, C81C0020.

Background The Office of the Attorney General currently occupies 109,635 net usable square feet of office space at the location for an average annual rent of \$2,159,809.50 with a lease term expiration of 9/30/2020. As Item 24-LT of the Department of General Services Action Agenda of 11/14/2012, the Board of Public Works approved the early lease renewal for an additional five (5) year renewal term which will commence on 10/1/2020 at the annual rent of \$2,450,451.89.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 15-LT-MOD (Cont.)

The Office of the Attorney General now desires to lease an additional 1,127 net usable square feet of office space to accommodate the newly created Mortgage Investigation Unit; this unit will add eight (8) people to OAG's current staff.

Special Conditions

1. The lease contains escalations/de-escalations for utilities, cleaning and real estate taxes.
2. The current net usable square feet (nurf) of leased space is 109,635, with the addition of 1,127 nurf; the total nurf of lease space will then be 110,762.
3. The termination for convenience clause shall remain in full force and effect for the additional space on the 25th floor throughout the term of the lease.

Remarks

1. The Attorney General and staff have occupied this location since 1989 as administrative headquarters. The additional space will be used to provide office space for the newly formed Mortgage Investigation Unit. This Unit will investigate and bring charges against those who have been found to have violated the mortgage laws in the State of Maryland.
2. 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 16-CGL

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

Board of Trustees of the Charles Carroll House of Annapolis, Inc.

(Anne Arundel County)

Charles Carroll House

“For the acquisition, planning, design, construction, repair, reconstruction, and capital equipping of the Charles Carroll House, located in Annapolis.”

\$75,000.00

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

DGS Item G031, (SL-058-110-038)

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2013 and the Board of Public Works to certify a matching fund. The Board of Trustees of the Charles Carroll House of Annapolis, Inc. has submitted documentation that it has \$194,894.87 in a financial institution to meet the matching fund requirement for this project.

<u>BACKGROUND</u>	Total Project	\$	150,000.00
	11-G031 (This Action)	\$	75,000.00
	Local Cost	\$	75,000.00

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 Office of the Comptroller may not disburse State funds until after the Office of 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 17-CGL

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

Prince George's County Board of Education (Prince George's County)

Forestville Military Academy Track

"For the planning, design, construction, repair, renovation, and reconstruction of the Forestville Military Academy Track, located in Forestville."

\$50,000.00

Maryland Consolidated Capital Bond Loan of 2012 (LSI - Chapter 444, Acts of 2012)

DGS Item G082 (SL-059-100-038)

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 Prince George's County Board of Education is utilizing value of property to meet the matching fund requirement for this project. The Department of General Services, Real Estate Office, has reviewed the appraisal for 7001 Beltz Drive in Forestville, Maryland and has accepted a value of \$1,572,000.00. A portion of the value of this property was previously utilized as match for a prior grant in the amount of \$45,000.00. With the current grant, the grantee has utilized a total of \$95,000.00 of the value of property to meet the matching fund requirement.

BACKGROUND

Total Project	\$270,000.00
12-G082 (This Action)	\$ 50,000.00 - \$50,000.00 match
10-G075 (This Action)	\$180,000.00 - \$45,000.00 match
Local Cost	\$ 40,000.00
(Prior Action: 04/04/12 Agenda, Item 8-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.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 17-CGL (Cont.)

(3) The Office of the Comptroller may not disburse State funds until after the Office of 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 18-CGL

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

Board of Directors of the Friends Aware, Inc. (Allegany County)

Friends Aware, Inc. Site and Project Development

“For the planning, design, and construction of the Friends Aware, Inc. Site and Project Development, located in Cumberland.”

\$125,000.00

*Maryland Consolidated Capital Bond Loan of 2012 (LSI - Chapter 444, Acts of 2012)
DGS Item G031*

\$125,000.00

*Maryland Consolidated Capital Bond Loan of 2012 (LHI - Chapter 444, Acts of 2012)
DGS Item G100, (SL-025-120-038)*

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2014. The Board of Directors of the Friends Aware, Inc. has submitted evidence in the form of invoices and canceled checks that it has \$373,465.43 in eligible expenditures to meet the matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse the Board of Directors of the Friends Aware, Inc. \$123,465.43 for eligible expenditures.

BACKGROUND

Total Project	\$ 3,792,295.00
12-G031 (This Action)	\$ 125,000.00
12-G100 (This Action)	\$ 125,000.00
Local Cost	\$ 3,542,295.00

REMARKS

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

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 18-CGL (Cont.)

(3) The Office of the Comptroller may not disburse State funds until after the Office of 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 19-CGL

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

Prince George's County Board of Education (Prince George's County)

Largo High School PTSA Track Renovation

"For the planning, design, construction, repair, renovation, and reconstruction of the Largo High School Track, located in Largo."

\$225,000.00

*Maryland Consolidated Capital Bond Loan of 2012 (LSI - Chapter 444, Acts of 2012)
DGS Item G086 (SL-058-100-038)*

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund of \$60,000.00 no later than June 1, 2014 and the Board of Public Works to certify a matching fund. The Prince George's County Board of Education is utilizing value of property to meet the matching fund requirement for this project. The Department of General Services, Real Estate Office, has reviewed the appraisal for 505 Largo Road in Upper Marlboro, Maryland and has accepted a value of \$1,800,000.00. A portion of the value of this property was previously utilized as match for a prior grant in the amount of \$45,000.00. With the current grant, the grantee has utilized a total of \$105,000.00 of the value of property to meet the matching fund requirement.

BACKGROUND

Total Project	\$405,000.00
12-G086 (This Action)	\$225,000.00 – \$60,000.00 match
10-G078 (Prior Action)	\$180,000.00 – \$45,000.00 match
Local Cost	\$ 0.00
(Prior Action: 4/4/12 Agenda, Item 12-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.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 19-CGL (Cont.)

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

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 20-CGL

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

Mayor and City Council of the City of Laurel (Prince George's County)

Laurel Armory Anderson Murphy Community Center

“For the renovation, reconstruction, and capital equipping of the Laurel Armory Anderson Murphy Community Center, located in Laurel.”

\$200,000.00

*Maryland Consolidated Capital Bond Loan of 2011 (LSI - Chapter 396, Acts of 2011)
DGS Item G083, (SL-064-060-038)*

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2013 and the Board of Public Works to certify a matching fund. The Mayor and City Council of the City of Laurel have submitted documentation that they have appropriated \$1.9 million thru their Fiscal Year 2012 budget to meet the matching fund requirement for this project.

BACKGROUND

Total Project	\$1,330,000.00
11-G083 (This Action)	\$ 200,000.00
08-G183 (Prior Action)	\$ 100,000.00
08-G097 (Prior Action)	\$ 75,000.00
08-G095 (Prior Action)	\$ 75,000.00
07-284 (Prior Action)	\$ 30,000.00 - Non-Match
07-G068 (Prior Action)	\$ 100,000.00
06-G176 (Prior Action)	\$ 100,000.00
Local Cost	\$ 650,000.00

(Prior Actions: 03/23/11 Agenda, Item 9-CGL; 10/07/09 Agenda, Item 24-CGL;
03/18/09 Agenda, Item 19-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.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 20-CGL (Cont.)

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

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 21-CGL

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

Board of Directors of Maryland General Hospital (Baltimore City)

Maryland General Hospital

“To assist in the construction and renovation of the emergency department, located in Baltimore City.”

\$1,000,000.00

*Maryland Consolidated Capital Bond Loan of 2011 (MHA - Chapter 396, Acts of 2011)
DGS Item G020, (SL-060-110-038)*

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2013 and the Board of Public Works to certify a matching fund. The Board of Directors of Maryland General Hospital has submitted documentation that it has \$18,386,048.75 in a financial institution to meet the matching fund requirement for this project.

BACKGROUND

Total Project	\$ 3,830,730.00
11-G020 (This Action)	\$ 1,000,000.00
Local Cost	\$ 2,830,730.00

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 Office of the Comptroller may not disburse State funds until after the Office of 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 22-CGL

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

*Board of Trustees of the Noyes Children's Library Foundation, Inc.
(Montgomery County)*

Noyes Children's Library Renovations

"For the planning, design, construction, renovation, and capital equipping of the Noyes Children's Library, located in Kensington."

\$50,000.00

*Maryland Consolidated Capital Bond Loan of 2011 (LSI - Chapter 396, Acts of 2011)
DGS Item G071, (SL-059-110-038)*

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2013 and the Board of Public Works to certify a matching fund. The Board of Trustees of the Noyes Children's Library Foundation, Inc. has submitted documentation that it has \$50,492.75 in a financial institution to meet the matching fund requirement for this project.

BACKGROUND

Total Project	\$ 1,600,000.00
11-G071 (This Action)	\$ 50,000.00
Local Cost	\$ 1,550,000.00

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 Office of the Comptroller may not disburse State funds until after the Office of 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 23-CGL

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

*Board of Directors of the Olney Boys and Girls Community Sports Association, Inc.
(Montgomery County)*

Renovation of Falling Green at OBGC Park

*“For the construction of the historic “Falling Green” at the Olney Boys and Girls
Community Park, located in Olney.”*

\$150,000.00

*Maryland Consolidated Capital Bond Loan of 2011 (LHI - Chapter 396, Acts of 2011)
DGS Item G136, (SL-058-090-038)*

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2013 and the Board of Public Works to certify a matching fund. The Board of Directors of the Olney Boys and Girls Community Sports Association, Inc. has submitted documentation that it has \$305,650.13 in a financial institution to meet the matching fund requirement for this project.

BACKGROUND

Total Project	\$ 880,800.00
11-G136 (This Action)	\$ 150,000.00
09-G125 (Prior Action)	\$ 50,000.00
09-GG068 (Prior Action)	\$ 100,000.00
Local Cost	\$ 580,800.00

(Prior Action: 5/4/11 Agenda, Item 12-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.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 23-CGL (Cont.)

(3) The Office of the Comptroller may not disburse State funds until after the Office of 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 24-CGL

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

Mayor and Town Council of the Town of Riverdale Park (Prince George's County)
Riverdale Park Town Hall Expansion

“For the design, construction, and renovation of the Riverdale Park Town Hall, located in Riverdale Park.”

\$175,000.00

Maryland Consolidated Capital Bond Loan of 2011 (LSI - Chapter 396, Acts of 2011)
DGS Item G085

\$100,000.00

Maryland Consolidated Capital Bond Loan of 2011 (LHI - Chapter 396, Acts of 2011)
DGS Item G148, (SL-057-110-038)

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2013 and the Board of Public Works to certify a matching fund. The Mayor and Town Council of the Town of Riverdale Park have submitted documentation that they have \$4,637,169.28 in a financial institution to meet the matching fund requirement for this project.

BACKGROUND

Total Project	\$ 3,000,000.00
11-G085 (This Action)	\$ 175,000.00
11-G148 (This Action)	\$ 100,000.00
Local Cost	\$ 2,725,000.00

REMARKS

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

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 24-CGL (Cont.)

(3) The Office of the Comptroller may not disburse State funds until after the Office of 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 grant agreements for the following grants:

Mayor and City Council of Rockville (Montgomery County)

Rockville Swim and Fitness Center – Renovation of Locker Room Facility

“For the planning, design, construction, renovation, and capital equipping of the locker room facility at the Rockville Swim and Fitness Center, located in Rockville.”

\$20,000.00

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

DGS Item G075

City of Rockville - Swim and Fitness Center

“For the reconstruction of the City of Rockville Swim and Fitness Center, located in Rockville.”

\$200,000.00

Maryland Consolidated Capital Bond Loan of 2012 (LHI - Chapter 444, Acts of 2012)

DGS Item G124, (SL-056-110-038)

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2013 for the 2011 grant and June 1, 2014 for the 2012 grant and the Board of Public Works to certify a matching fund. The Mayor and City Council of Rockville have submitted evidence in the form of canceled checks and invoices that they have \$503,988.34 in eligible expenditures to meet the matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse the Mayor and City Council of Rockville \$220,000.00 for eligible expenditures.

BACKGROUND

Total Project	\$ 1,086,934.00
12-G124 (This Action)	\$ 200,000.00
11-G075 (This Action)	\$ 20,000.00
Local Cost	\$ 866,934.00

REMARKS

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 25-CGL (Cont.)

- (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 Office of the Comptroller may not disburse State funds until after the Office of 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 a grant agreement for the following grant:

Board of Directors of the Talbot Hospice Foundation, Inc. (Talbot County)

Talbot Hospice Expansion

“For the construction and renovation of the Talbot Hospice, located in Easton.”

\$30,000.00

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

DGS Item G091, (SL-055-110-038)

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2013 and the Board of Public Works to certify a matching fund. The Board of Directors of the Talbot Hospice Foundation, Inc. has submitted documentation that it has \$178,723.24 in a financial institution to meet the matching fund requirement for this project.

BACKGROUND

Total Project	\$ 2,916,516.00
11-G091 (This Action)	\$ 30,000.00
Local Cost	\$ 2,886,516.00

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 Office of the Comptroller may not disburse State funds until after the Office of 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

Submission of a request by the *Board of Directors of Way Station, Inc.* (“Grantee”) that the Board of Public Works (“BPW”) approve the following:

- (1) Grantee undertaking financing of certain capital projects by the issuance of a \$7.2 million bond through the Maryland Health and Higher Education Funding Authority (“MHHEFA”) to be purchased by Capital One, National Association and by a \$1.7 million taxable loan also through Capital One; and
- (2) Recording of a Deed of Trust for State grant funded property to secure a bond purchase and a taxable loan.

PAST BPW ACTIONS

DGS Agenda Item 25-CGL.B (06/11/08)

DGS Agenda Item 22-CGL (01/25/12)

BACKGROUND

The Grants: *Board of Directors of Way Station, Inc. (Frederick County)*

\$250,000 .00

Way Station Loan of 2007 (Chapter 488, Acts of 2007)

“For the design, renovation, and capital equipping of Way Station, a facility to provide services to individuals with mental illness or developmental disabilities, located in Frederick.”

Way Station

“For the acquisition and renovation of the Way Station Facility, located in Frederick.”

\$200,000.00

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

DGS Item G049

\$100,000.00

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

DGS Item G123, (SL-051-100-038)

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 of Public Works approval.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 27-CGL (Cont.)

Grantee is seeking financing for certain capital projects in order to expand services to Maryland citizens in need in Frederick, Washington, and Howard Counties. Capital One, National Association has committed to provide financing through the purchase of a \$7.2 million bond and a \$1.7 million taxable loan.

As a condition of the bond purchase and the taxable loan, Capital One is requiring that the bond and the taxable loan each be secured by a Deed of Trust covering the State grant funded properties. Grantee is now requesting the Board of Public Works provide its consent to the proposed financings and the Deeds of Trust as required by the referenced grant agreements.

The Department of General Services recommends approving the proposed financings and the Deeds of Trust. This recommendation is based on:

- (1) Grantee continuing and expanding its operations to provide services to unemployed veterans and low-income children and adults with mental illness and developmental disabilities; and
- (2) Indication that the Lender would substantially reduce the amount of financing provided resulting in critical human needs of Maryland's citizens going unmet.

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

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

NAME OF GRANTEE/BORROWER

Housing Opportunities Commission of
Montgomery County, Maryland
10400 Detrick Ave.
Kensington, MD 20895

PROJECT NO. AND TITLE

DDA-CB-26702-03;
Renovation: 2408 Falling Creek
Road, Silver Spring, MD 20904
Montgomery County

DESCRIPTION

Approval is requested for a State grant of \$52,435.00 to assist Housing Opportunities Commission of Montgomery County (HOC) a nonprofit organization, in the cost of renovating a three-bedroom home with 1,700 square feet of space at 2408 Falling Creek Road, Silver Spring, Maryland 20904.

At its meeting on November 2, 2011 (DGS Agenda Item 17-CGL) the Board approved a State grant of \$300,675.00 to assist Housing Opportunities Commission of Montgomery County in the cost of acquiring this building. Approval of this \$52,435.00 award for renovation, in combination with the \$300,675.00 previously approved by the Board for acquisition of this property, makes a total State grant of \$353,110.00 approved for this project.

PROCUREMENT METHOD

Competitive Sealed Bids

BIDS OR PROPOSALS

Total Contracting, Inc., Beltsville, MD
Nastos Construction, Inc., Washington, DC

AMOUNT

\$ 56,633.00
\$101,000.00

AWARD

Total Contracting, Inc.
Beltsville, MD

AWARD

\$56,633.00

TOTAL ELIGIBLE COSTS

\$69,914.00

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 28-CGL (Cont.)

The total eligible costs for this project are \$ 69,914.00 this includes \$56,633.00 for construction, \$5,931.00 for the A/E and \$7,350.00 in change orders. The State is participating in 75% of the total eligible costs.

REMARKS

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 Office of 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 Office of the Comptroller, who will disburse the State portion in amounts equal to the invoices submitted.

FUND SOURCE

\$17,479.00 (25%) Applicant's Share
(Montgomery County)
\$52,435.00 (75%) 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 29-CGL

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

NAME OF GRANTEE/BORROWER

Humanim, Inc.
 6355 Woodside Court
 Columbia, MD 21046

PROJECT NO. AND TITLE

Project No. MHA-CB-22810-01;
 Acquisition: 8031 and 8035 Donald Ave.
 Jessup, MD 20794

DESCRIPTION

Approval is requested for a State grant of \$231,000.00 to assist Humanim, Inc., a nonprofit organization, in the cost of acquiring two new four-bedroom homes located at 8031 and 8035 Donald Avenue, Jessup, Maryland 20794. The contract price is \$285,000.00 for each of the houses, and the homes will provide housing for a total of eight individuals with psychiatric illness. Two appraisals were obtained for each of the properties; the appraisals have been reviewed by the Department of General Services.

APPRAISALS

\$285,000.00	Laura Lamb, Laytonsville, MD	8031 Donald Avenue
\$285,000.00	Laura Lamb, Laytonsville, MD	8035 Donald Avenue
\$295,000.00	Brian D. McGraw, Baltimore, MD	8031 Donald Avenue
\$295,500.00	Brian D. McGraw, Baltimore, MD	8035 Donald Avenue

Based on these appraisals, the Department of General Services approved the fair market value of the real estate for 8031 Donald Avenue at \$295,000.00 and 8035 Donald Avenue at \$295,000.00.

Eligible project costs are \$571,900.00. This includes \$570,000.00 for acquisitions and \$1,900.00 for appraisals.

AMOUNT

\$571,900.00*

REMARKS

*The State is participating in 40.39% of the total eligible acquisition cost of \$571,900.00. State participation is limited to the lesser of the value approved by the Department of General Services, based upon the appraisals or actual acquisition cost.

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 30-CGL

MARYLAND HIGHER EDUCATION COMMISSION

RECOMMENDATION

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

Prince George's Community College

Center For Health Studies – Furniture & Equipment

The proposed project involves construction of a new 63,900 NASF Center for Health Studies for health credit and noncredit programs, classrooms, dental, surgical technology and optometric labs, office space, computer center and other state of the art program spaces.

\$ 912,000.00

Maryland Consolidated Capital Bond Loan of 2011, Item #014.

CC-08-MC06/07/09/11-389

MATCHING FUND Prince George's Community College – \$551,884

Cost sharing is 62.3% State share, 37.7% 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	\$43,861,914.00	\$27,326,000.00	\$16,535,914.00
This Action	\$ 1,463,884.00	\$ 912,000.00	\$ 551,884.00
Previous Action –19-CGL, 02/09/11	\$10,451,000.00	\$ 6,511,000.00	\$ 3,940,000.00
Previous Action –11-CGL, 03/10/10	\$29,957,265.00	\$18,663,376.00	\$11,293,889.00
Previous Action –39 CGL, 04/19/06	\$ 1,989,765.00	\$ 1,239,624.00	\$ 750,141.00

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 recommend approval. All contracts will be awarded by Prince George's Community College and signed by local authorities.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 30-CGL (Cont.)

- (3) The Office of the Comptroller may not disburse State funds until after the Office of 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 31-CGL

MARYLAND HIGHER EDUCATION COMMISSION

RECOMMENDATION

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

Frederick Community College

Building F – Interior Space Conversion – Furniture & Equipment

The proposed project involves renovating 12,600 GSF in the Building F Arts Center that will become vacant when the Classroom/Student Center building opens. Vacated space will be reconfigured into classrooms, labs and office space for the College Arts, Computer Graphics and Photography programs.

\$131,000.00

Maryland Consolidated Capital Bond Loan of 2010, Item #902.

CC-06-MC08/10-412

MATCHING FUND Frederick Community College – \$99,634

Cost sharing is 56.8% State share, 43.2% 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	\$3,073,566.00	\$1,760,000.00	\$1,313,566 .00
This Action	\$ 230,634.00	\$ 131,000.00	\$ 99,634.00
Previous Action – 20-CGL, 03/10/10	\$2,842,932.00	\$1,629,000.00	\$1,213,932.00

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 recommend approval. All contracts will be awarded by Frederick Community College and signed by local authorities.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 31-CGL (Cont.)

- (3) The Office of the Comptroller may not disburse State funds until after the Office of 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 32-CGL

MARYLAND HIGHER EDUCATION COMMISSION

RECOMMENDATION

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

Prince George's Community College

Lanham Hall Renovation/Addition - Design

The proposed project involves renovation of the 48,728 NASF/ 77,249 GSF building, constructed in 1969, and construction of a 5,737 NASF/10,777 GSF addition. The completed project will upgrade/replace building systems to meet current ADA, environmental, fire and safety standards and provide contemporary facilities and space to: consolidate the College's Workforce Development and Continuing Education Department; consolidate Support Programs and Services; and provide space for the Academy of Health Sciences/Middle College High School Program.
\$1,340,000.00

*Maryland Consolidated Capital Bond Loan of 2012, Item #019.
 CC-08-MC12-431*

MATCHING FUND Prince George's Community College – \$962,406.00

Cost sharing is 58.2% State share, 41.8% 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	\$2,302,406.00	\$1,340,000.00	\$962,406.00
This Action	\$2,302,406.00	\$1,340,000.00	\$962,406.00

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 recommend approval. All contracts will be awarded by Prince George's Community College and signed by local authorities.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 32-CGL (Cont.)

- (3) The Office of the Comptroller may not disburse State funds until after the Office of 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