

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

July 3, 2013

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DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 1- C

DEPARTMENT OF NATURAL RESOURCES

Janes Island State Park
26280 Alfred J Lawson Dr
Crisfield, MD 21817

CONTRACT NO. AND TITLE

Project No. P-057-080-010;
Nature Center Improvements
ADPICS NO. 001B4400037

DESCRIPTION

Construct a new 800 square foot dining space addition to the Nature Center; renovate the existing camping registration and camp store space and add two ADA accessible bathrooms within the Nature Center building; construct a new fish cleaning station, and perform miscellaneous site improvements.

PROCUREMENT METHOD

Competitive Sealed Bids
(Small Business Reserve)

BIDS OR PROPOSALS

AMOUNT

Harper & Sons, Inc., Easton, MD	\$1,047,000.00
Delmarva Veteran Builders, LLC, Salisbury, MD	\$1,047,019.00
Chesapeake Turf, LLC, Salisbury, MD	\$1,279,990.00
The J G Garcete Company, Inc., Bladensburg, MD	\$1,310,250.00

AWARD

Harper & Sons, Inc., Easton, MD

AMOUNT

\$1,047,000.00

TERM

200 Days from Notice to Proceed

MBE PARTICIPATION

25.3%

PERFORMANCE BOND

100% of Full Contract Amount

HIRING AGREEMENT ELIGIBLE

No

REMARKS A notice of availability of an Invitation to Bid (ITB) was posted on the DGS Website, Bid Board, and *eMarylandMarketplace.com*. A total of four bids were received. The low bidder, Harper & Sons, Inc., confirmed its bid. The Government estimate is \$1,226,541.00.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 1-C (Cont.)

FUND SOURCES

014 MCCBL 2009 (Janes Island Nature
Center Renovations (Somerset County))

RESIDENT BUSINESS

Yes

MD TAX CLEARANCE

13-1465-1111

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WITHDRAWN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

ITEM 2-AE

DEPARTMENT OF GENERAL SERVICES Statewide

CONTRACT NO. AND TITLE Project No. DGS-12-004-IQC
Professional Services Agreement
to Provide Mechanical, Electrical,
and Plumbing Engineering Services
to the Department of General Services
for Multiple Construction Projects with
Fees Less than \$200,000 and Greater
than \$25,000

DESCRIPTION Board of Public Works approval is requested
for an Indefinite Quantity Contract to provide mechanical, electrical, and plumbing engineering
services to the Maryland Department of General Services on an as needed basis. The proposed
agreement will be effective for two (2) years with 1 two-year renewal option. Individual projects
awarded under this agreement may not exceed \$200,000; however, the selected firms may be
awarded more than one project. The aggregate fee for the total of projects awarded to any firm
may not exceed \$500,000.

PROCUREMENT METHOD Maryland Architectural and
Engineering Services Act

<u>BIDS OR PROPOSALS</u>	<u>Qualification and Technical Scores</u>	<u>Project Limit</u>	<u>Contract Limit</u>
Whitman, Requardt & Associates. - Baltimore, MD	94%	\$200,000	\$500,000
Burdette, Koehler, Murphy & Associates, Inc. - Baltimore, MD	94%	\$200,000	\$500,000
M S Engineers, Inc. - Columbia, MD	94%	\$200,000	\$500,000
Kibart, Inc. - Towson, MD	94%	\$200,000	\$500,000
Min Engineering, Inc. - Pikesville, MD	94%	\$200,000	\$500,000
Johnson, Mirmiran & Thompson – Sparks, MD	94%	\$200,000	\$500,000
Century Engineering, Inc. - Hunt Valley, MD	---	---	---
Mueller Associates, Inc. - Baltimore, MD	---	---	---
Henry Adams, LLC. - Baltimore, MD	---	---	---
Gipe Associates, Inc. - Towson, DE	---	---	---
Becht Engineering BT, Inc. - Woodstock, MD	---	---	---
EBL Engineers, LLC - Baltimore, MD	---	---	---

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT

ITEM 2-AE (Cont.)

<u>BIDS OR PROPOSALS (Cont.)</u>	<u>Qualification and Technical Scores</u>	<u>Project Limit</u>	<u>Contract Limit</u>
RMF Engineering, Inc. - Baltimore, MD	---	---	---
Spectrum Engineering - Columbia, MD	---	---	---
Sidhu Associates, Inc. - Hunt Valley, MD	---	---	---
Siegel, Rutherford, Bradstock & Ridgeway, Inc. - Catonsville, MD	---	---	---

AWARDS

Whitman, Requardt & Associates
Burdette, Koehler, Murphy & Associates, Inc.
M S Engineers, Inc.
Kibart, Inc.
Min Engineering, Inc.
Johnson, Mirmiran & Thompson

AMOUNT PER CONTRACTOR

\$ 500,000.00 Each Firm

ORIGINAL CONTRACT

\$3,000,000.00

OPTION

\$3,000,000.00

ESTIMATED TOTAL

\$6,000,000.00

TERM

07/03/13 - 07/02/15 w 1-two (2) year option

MBE PARTICIPATION

MBE participation goals to be set on a task order basis (see Remarks)

REMARKS

At the March 20, 2013 public meeting of the General Professional Services Selection Board, the Chairman of the Qualification Committee reported that twelve (12) of the seventeen (17) firms which submitted technical proposals achieved the minimum qualifying score of 85% and were potentially eligible to provide the required services. The Committee asked the Board to authorize the request of price proposals from the top six (6) scoring firms.

The Request for Technical Proposals issued for this IQC stated a maximum of six (6) qualified firms would be selected for contract award. The price proposal submitted by each firm reflected billing rates for each discipline required for this contract. The billing rates were inclusive of direct salaries, fringe benefits, overhead, profit, materials, and all other costs, direct and indirect.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT

ITEM 2-AE (Cont.)

REMARKS (Cont.)

The fee for each project awarded under the proposed agreement shall be negotiated and the contract will be approved and executed by the State individually. Projects will normally be awarded on a rotating basis beginning with the number one ranked firm. Once the project award process has been initiated with a firm in the normal rotation, the next opportunity for project award will go to the next firm in the rotation unless the unit issuing the assignment finds that: the firm is unable to perform the assignment; the hours or fees proposed by the firm for services needed cannot successfully be negotiated to an amount the State considers fair and reasonable; another firm has special experience or qualifications, including geographic proximity to the site for which services are needed, that make it in the best interest of the State to give the assignment to another firm; or assignment to another firm would tend to balance to a greater extent, among firms on the IQC list being used, the fees paid or payable for work assignments previously issued.

At the May 23, 2013 public meeting of the General Professional Services Selection Board, the Chairman of the Negotiation Committee certified to the General Board that the negotiations were conducted in accordance with the regulations governing the Negotiation Committee and that the price proposals were determined to be fair, competitive, and reasonable. The price proposals and the scope of services represented by the price proposals were reviewed by the General Professional Services Selection Board. The price proposals were accepted by the General Board as fair, competitive, and reasonable as required by Title 13-308 of the State Finance and Procurement Article, Annotated Code of Maryland.

The Negotiation Committee's recommendation was approved by the General Professional Services Selection Board on May 23, 2013 and is recommended to the Board of Public Works for approval.

Each project/task order to be assigned under the terms of this indefinite delivery contract will be reviewed to determine the MBE participation to be achieved on that project. Two of the recommended firms, M S Engineers, Inc, Cert. #01-068, and Min Engineering, Inc., Cert # 08-499, are MDOT certified MBE firms.

FUND SOURCE

Various

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT

<u>ITEM</u>	2-AE (Cont.)	<u>TAX COMPLIANCE</u>	<u>ADPICS NOS.</u>
Whitman, Requardt & Associates, Inc.		13-1752-1111	001B4400044
Burdette, Koehler, Murphy & Associates, Inc		13-1748-1111	001B4400045
M S Engineers, Inc		13-1750-0111	001B4400046
Kibart, Inc.		13-1749-0111	001B4400047
Min Engineering, Inc		13-1751-0111	001B4400048
Johnson, Mirmiran & Thompson		13-1767-1111	001B4400049

RESIDENT BUSINESSES

Yes for all

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 3-M (Cont.)

HIRING AGREEMENT ELIGIBLE No

REMARKS : A notice of availability of an Invitation to Bid (ITB) was posted on DGS's Web Site, Bid Board, and *eMaryland Marketplace.com* (EMM). The recommended awardee, Island Contracting, Inc., confirmed its bid. The Government estimate is \$375,037.00.

FUND SOURCES MCCBL 2012 ITEM 007 (Provide funds for the State Capital Facilities Renewal Program (Statewide))

RESIDENT BUSINESS Yes

MD TAX CLEARANCE 13-1589-0111

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 4-M

**DEPARTMENT OF NATURAL
RESOURCES**

Herrington Manor State Park
Garrett County

CONTRACT NO. AND TITLE

Project No: P-003-131-010 Cabin
Renovations
ADPICS No.: 001B4400039

DESCRIPTION

The Contractor shall provide all labor, equipment, materials, supplies, supervision, insurance, etc., necessary to renovate ten (10) cabins.

PROCUREMENT METHOD

Competitive Sealed Bidding

BIDS OR PROPOSALS

Total Contracting, Inc., Beltsville, MD
Western MD Construction Solutions,
Frostburg, MD
Winters General Contractor, Inc., Oakland, MD

AMOUNT

\$289,500.00
\$328,375.00
\$402,700.00

AWARD

Total Contracting, Inc.,
Beltsville, MD

AMOUNT

\$289,500.00

TERM

150 Calendar Days

MBE PARTICIPATION

20% (Split Goal 7% African American
1% Veteran)

REMARKS

This solicitation was advertised and bid on *eMaryland Marketplace* (eMM). Notice of Availability was also posted on the DGS Bid Board.

The project estimate was \$330,959.50. This project was included on MCCBL 2012, Item 013 and was in the priority schedule within the budgeted funding. DNR prepared the specifications and five vendors attended the prebid. Four firms bid on the project with three vendors under the

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 4-M (Cont.)

Remarks (Cont.)

project estimate, one was deemed not responsive The awarded vendor was evaluated and confirmed his bid.

FUND SOURCE

MCCBL 2012 Item 013 (Provide funds to construct Capital Improvements such as planned maintenance...)

RESIDENT BUSINESS

Yes

TAX COMPLIANCE NO.

13-1458-1111

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 5-M

**DEPARTMENT OF PUBLIC SAFETY
AND CORRECTIONAL SERVICES**

Maryland House of Corrections
Jessup, Maryland

CONTRACT NO. AND TITLE

Emergency Generator Services
MDDGS31007403
ADPICS NO.: 001B4400008

DESCRIPTION

Approval requested for a contract to provide
Emergency Generator Services for the Department of Public Safety and Correctional Services,
Maryland House of Correction located in Jessup, Maryland.

PROCUREMENT METHOD

Competitive Sealed Bid

BIDS OR PROPOSALS

AMOUNT

AES Electrical Inc., dba
Freestate Electric Service Company, Laurel, MD \$91,650.00 (Single Bid)

AWARDS

AES Electrical Inc., dba Freestate Electrical
Service Company, Laurel, MD

AMOUNT

\$91,650.00 (3 Years)

TERM

08/01/2013-07/31/2016

MBE PARTICIPATION

0%

PERFORMANCE BOND

N/A

HIRING AGREEMENT ELIGIBLE

No

REMARKS

A notice of availability of invitation
to bid (ITB) was posted on DGS's web site, bid board and seventy-nine (79) bidders
received notice via *eMarylandMarketplace.com* (EMM) and five (5) bidders were
directly solicited. At the conclusion of the bidding period, however only one (1) bid
was received AES Electrical Inc., dba Freestate Electrical Service Company. The
Procurement Officer contacted ten (10) vendors as to why they did not bid on this
solicitation. Vendors stated that the solicitation was missed, the job was too large

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT OPTION

ITEM 6-M-OPT

DEPARTMENT OF HUMAN RESOURCES

Office of Child Support Enforcement
Anne Arundel County, MD

1ST RENEWAL CONTRACT No & TITLE

ADPICS No. 001B3400474
Unarmed Uniformed Guard

ORIGINAL CONTRACT APPROVED

DPRB Agenda 35, Week Ending 08/31/10-
Item # S-001

CONTRACTOR

Defensor Security, LLC, f/n/a Phoenix
Technologies LLC
Lorton, VA.

CONTRACT DESCRIPTION

Provide two (2) unarmed uniformed guards
at the Anne Arundel County., Office of Child Support Enforcement.

OPTION DESCRIPTION

Exercising first of two renewal options. The
original project was approved within DGS delegated authority. Since this now exceeds that
authority, it is being presented to the Board for approval.

ORIGINAL CONTRACT TERM

9/1/2010 thru -8/31/2013 (3 years w/2-One
(1) year options

OPTION TERM

9/01/13 - 8/31/14

ORIGINAL CONTRACT AMOUNT

\$169,728.00

PRIOR MODIFICATIONS

\$13,968.00

REVISED CONTRACT AMOUNT

\$183,696.00

1ST RENEWAL OPTION AMOUNT

\$ 58,166.40 (This transaction)

CONTRACT AMOUNT

\$241,862.40

ANTICIPATED FINAL AMOUNT

\$300,028.80

ORIGINAL PROCUREMENT METHOD

Competitive Sealed Bidding

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 8-RP

DEPARTMENT OF GENERAL SERVICES

Chrysalis House, Inc.
Crownsville, MD
Anne Arundel County

DESCRIPTION

Approval is requested for a Release of a 1992 Mortgage and a 1997 Mortgage Modification and Extension Agreement between the Chrysalis House, Inc. and the Maryland Board of Public Works (BPW).

BACKGROUND

On June 17, 1992, the BPW approved an item 24-RP, the sale of 5.9 +/- acres to Chrysalis House, Inc. for \$86,400, and approved a Mortgage in the amount of \$36,400 to be held by the BPW with repayment in the form of five (5) annual installments of \$7,280 beginning in July 1994. These payments were not made based on a 1997 audit. Subsequently, the BPW approved on July 30, 1997, as item 50-RP, a Mortgage Modification and Extension Agreement requiring an initial payment of \$6,400, and then ten (10) consecutive payments of \$3,000.00 as re-payment of the mortgage. Receipt of these payments has been confirmed by the Comptroller’s Office.

The Release of Mortgage has been approved by the Office of the Attorney General.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

 WITH DISCUSSION WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 9-RP

DEPARTMENT OF AGRICULTURE

Maryland Agricultural Land Preservation
 Foundation
 File No. 02-07-81-13 (Anne Arundel
 County)

REFERENCE

Reference is made to Item 30- RP of this Department's Agenda of June 26, 1985, for the meeting of the Board of Public Works wherein approval was given to the Maryland Agricultural Land Preservation Foundation (hereinafter, "MALPF") to acquire an agricultural preservation easement on 166 acres of land for \$246,000.00. Purchase of the easement was completed on October 17, 1985.

The Maryland State Highway Administration (hereinafter "SHA") has determined that it needs to acquire certain fee interests and permanent easements for the public purpose of road improvements on Maryland Route 2 (Solomon's Island Road) in Anne Arundel County in order to install a left turn lane, while maintaining bicycle accessibility. The project will also include improvements to drainage systems along this section of road.

Board of Public Works Approval is requested to grant a partial release wherein the State of Maryland, to the use of MALPF, will release two areas of land constituting a total of 0.254 acres from the operation and effect of the above referenced agricultural preservation easement as permitted by Agriculture Article Section 2-515 Annotated Code of Maryland. The SHA will reimburse MALPF for the released acreage according to the formula set forth in the Agriculture Article. The total compensation due to the Foundation is \$376.41, which will be deposited to the MALPF Fund.

RELEASOR:

The State of Maryland, to the use of the
 Maryland Agricultural Land Preservation
 Foundation of the Department of
 Agriculture

RELEASEES:

H.W. Dorsey Emmerich, Trustee and
 Maryland State Highway Administration

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 9-RP (Cont.)

PROPERTY 0.254 acres

CONSIDERATION \$376.41

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 10-RP

DEPARTMENT OF AGRICULTURE

Maryland Agricultural Land
Preservation Foundation
File # 06-00-08 & #06-12-01
Carroll County, Maryland

REQUEST

Request is being made of the Board of Public Works to approve the acceptance of a Deed of Easement on a 30 acre tract of farm land and a Deed of Restrictions on an adjacent 30.752 acre tract in exchange for modified final releases of the owner's lot and child's lot.

REFERENCE

Reference is made to Item 18-RP of the Board of Public Works Agenda of October 24, 2001, wherein approval was given to the Maryland Agricultural Land Preservation Foundation (hereinafter, "MALPF") to acquire an Agricultural Preservation Easement on 150 acres of land, more or less, for \$475,510 from P. Michael and Nancy Larrick. Purchase of the Easement was completed on January 31, 2002.

HISTORY

As permitted by law and the terms of the Easement, MALPF approved for release three child's lots and one owner's lot on June 24, 2003. A final release for the owner's lot was recorded on October 20, 2003, and transferred to a third party on September 15, 2004, without the Foundation's knowledge or approval. A final release for a child's lot for Christopher Larrick was recorded on December 28, 2004, and transferred to a third party on July 28, 2005, without the Foundation's knowledge or approval. These transfers violated the terms of the releases and the applicable statutes and regulations, which required that lots be occupied by the person or persons for whom they are released for five years prior to transfer.

MALPF contacted the Larrick family in November 2006 about the illegal transfer of the two lots to ineligible third parties. MALPF also noted that right of way agreements had been executed in favor of Potomac Edison Company dated October 16, 2003; January 18, 2005; and March 8, 2005, without MALPF's approval. In addition, MALPF also noted that a Forest Conservation Overlay easement dated August 4, 2004, was entered into without MALPF's approval.

Negotiations ensued and MALPF reached an agreement in principle with the Larricks to resolve all of the violations in March 2010. The Larricks sold the farm encumbered by the MALPF easement in 2004, but acquired an adjacent tract of approximately 60 acres of farm land. In order to resolve the violations, the Larricks offered to encumber 30 acres of their 60- acre farm with an agricultural preservation easement in favor of MALPF, retiring all but one development right. They agreed to place deed restrictions on the remaining 30 acre tract to prohibit further

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 10-RP (Cont.)

History (Cont.)

development and permanently tie the existing dwelling to the property. The Larricks also agreed to develop soil conservation and water quality plans for each 30 acre tract.

MALPF staff and the Attorney General's office worked with Department of General Services to appraise the property, assign values to each aspect of the settlement, and evaluate settlement terms. The Larricks had the property surveyed, designated a building envelope for the proposed 30 acre easement tract, and developed soil conservation and water quality plans for each 30 acre tract. MALPF performed a baseline monitoring inspection of the proposed 30 acre easement tract and determined that the property met soils criteria.

MALPF recommends this settlement because it reflects a satisfactory value to the program to resolve the pending violations. The MALPF Board of Trustees endorsed the settlement on May 28, 2013.

REMARKS

1. The Department of General Service's Office of Real Estate recommends the settlement.
2. The Maryland Agricultural Land Preservation Foundation recommends approval of this item. If approved, MALPF will encumber 30 acres of a 60-acre farm with an Easement containing one building envelope adjacent to the 142 acre original easement property, with all 60 acres restricted from further development.

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 11-RP

DEPARTMENT OF GENERAL SERVICES

Matapeake Project
7.235 acres & 5.2 acres +/- unimproved
Queen Anne’s County
DGS File: 00-3660

REFERENCE

Approval is requested for the sale of two lots comprising a portion of the Matapeake property owned by Queen Anne’s County. The lots to be sold are Phase 1, Lot 3 comprising 7.235 acres +/- to KRM Development Corporation for \$542,625.00, and Phase 2, Lot 1-C comprising 5.2 acres +/- to Chesapeake Wiper & Supply, Inc. for \$390,000. Per the prior deed restriction and Revenue Sharing Agreement, all productive use agreements, transfers, sales or disposals of the Matapeake property by Queen Anne’s County, require the consent of the Board of Public Works.

Reference is made to prior approvals by the Board of Public Works, regarding the Matapeake property: Item 11-RP approved on 11/27/96 for the sale of 55 +/- acres of land and improvements to Queen Anne’s County; Item 24-RP Supplemental approved on 6/15/05 for the lease of Matapeake property to Marsh Enterprises, Inc.; Item 29-RP Supplemental approved on 12/12/07 for the 1st Extension of Reversionary (extended to 12/31/10); Item 21-RP Supplemental approved on 10/6/10 for an Amendment to Revenue Sharing Agreement and 2nd Extension of Reversionary Interest (extended to 12/31/15); and item 9-RP approved on 12/5/12 for a 2nd Amendment to Revenue Sharing Agreement for the sale of a portion of the Phase 1 property contemplated in the 1st Amendment to Revenue Sharing Agreement. Additional BPW approval will be sought for the sale of the remaining Phase 2 property.

All legal documents are subject to the review and approval by the Attorney General’s office for form and legal sufficiency.

PROPERTY

7.235 acres +/- unimproved
5.2 acres +/- unimproved

REMARKS.

The Department of General Services recommends approval for the sales of property to KRM Development Corporation and Chesapeake Wiper & Supply, Inc.

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** 12-LL

DEPARTMENT OF NATURAL RESOURCES Baltimore County
(Land and Property Management)

Tenant Joseph Scharf and Alice Scharf
5 Cross Street
Marlow, New Hampshire 03456

Property Location Barrans House
1527 Providence Road
Baltimore, Maryland 21286

<u>Space Type</u>	Residential Dwelling	<u>Lease Type</u>	New	<u>Acre(s)</u>	3.07 ac. +/-
<u>Duration</u>	Lifetime Residency	<u>Effective</u>	July 15, 2013		
<u>Annual Rent</u>	\$1.00				
<u>Utilities Responsibility</u>	Tenant				
<u>Custodial Responsibility</u>	Tenant				
<u>Previous Board Action(s)</u>	N/A				

Reference

The Resident-Curatorship Program secures private funding and labor for the restoration and maintenance of historic properties owned by the Department of Natural Resources (DNR). The curator, in consideration of a life tenancy, pledges to restore the historic property and maintain it in good condition.

Special Conditions

1. The Tenant shall occupy and use the residence known as the Barrans House located on 3.07 acres as a single family residence. The structure is presently in need of significant restoration. The Tenant shall restore, rehabilitate, and renovate the structure during the time of the tenancy.
2. The Tenant shall be responsible for obtaining all permits, licenses, inspections and approvals required for its use and occupancy of the premises, and shall deliver to landlord copies of all necessary permits, licenses, inspections and approvals prior to taking any action requiring such permits, licenses, inspections and approvals.
3. The Tenant shall open premises to the public up to 3 to 5 days each year, as arranged in cooperation with the Landlord, once the restoration, rehabilitation and renovations have been completed.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

LANDLORD LEASE

ITEM 12-LL (Cont.)

- 4. The Tenant shall maintain at its expense, throughout the term, insurance against loss or liability in connection with bodily injury, death, property damage or destruction, occurring within the premises or arising out of the use thereof by Tenant or its agents, employees, officers, subtenants, invitees, visitors and guests, under one or more policies of General Comprehensive Liability insurance will have a minimum coverage of \$1,000,000 per occurrence, Two Million Dollars (\$2,000,000) annual aggregate, and shall contain broad form GCL Endorsement or its equivalent.

- 5. The Tenant shall indemnify and hold harmless the State of Maryland and the Department of Natural Resources against any and all liability or claim of liability, including reasonable attorney’s fees, arising out of their use and occupancy, conduct, operation or management of the premises during the term.

- 6. This lease does not contain a termination for convenience clause.

Remarks

- 1. This project is part of the Department of Natural Resources Resident Curatorship Program. The Tenant estimates the total cost for renovation to be \$102,010.

- 2. The Clearinghouse conducted an intergovernmental review of the project under MD20100709-0673 and has recommended to change the use, and lease a historic house, garage, and +/- 2 acres, at the Cromwell Valley Park, to a future participant in the State’s Resident-Curatorship Program.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION	WITHOUT DISCUSSION		

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

LANDLORD LEASE**ITEM** 13-LL

DEPARTMENT OF NATURAL RESOURCES Cecil County
(Land and Property Management)

Tenant Dawn Guevara and Kenevy Colindres
295 Russell Road
Elkton, Maryland 21921

Property Location Evans House
Fair Hill Natural Resources Management Area
295 Russell Road
Elkton, Maryland 21921

<u>Space Type</u>	Residential Dwelling	<u>Lease Type</u>	New	<u>Acre(s)</u>	6.0 ac. +/-
<u>Duration</u>	Lifetime Residency	<u>Effective</u>	July 15, 2013		
<u>Annual Rent</u>	\$1.00				

<u>Utilities Responsibility</u>	Tenant
<u>Custodial Responsibility</u>	Tenant
<u>Previous Board Action(s)</u>	N/A

Reference

The Resident-Curatorship Program secures private funding and labor for the restoration and maintenance of historic properties owned by the Department of Natural Resources (DNR). The curator, in consideration of a life tenancy, pledges to restore the historic property and maintain it in good condition.

Special Conditions

1. The Tenant shall occupy and use the residence known as the Evans House located on 6.0 acres as a single family residence. The structure is presently in need of significant restoration. The Tenant shall restore, rehabilitate, and renovate the structure during the time of the tenancy.
2. The Tenant shall be responsible for obtaining all permits, licenses, inspections and approvals required for its use and occupancy of the premises, and shall deliver to landlord copies of all necessary permits, licenses, inspections and approvals prior to taking any action requiring such permits, licenses, inspections and approvals.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

LANDLORD LEASE

ITEM 13-LL (Cont.)

3. The Tenant shall open premises to the public up to 3 to 5 days each year, as arranged in cooperation with the Landlord, once the restoration, rehabilitation and renovations have been completed.
4. The Tenant shall maintain at its expense, throughout the term, insurance against loss or liability in connection with bodily injury, death, property damage or destruction, occurring within the premises or arising out of the use thereof by Tenant or its agents, employees, officers, subtenants, invitees, visitors and guests, under one or more policies of General Comprehensive Liability insurance will have a minimum coverage of \$1,000,000 per occurrence, Two Million Dollars (\$2,000,000) annual aggregate, and shall contain broad form GCL Endorsement or its equivalent.
5. The Tenant shall indemnify and hold harmless the State of Maryland and the Department of Natural Resources against any and all liability or claim of liability, including reasonable attorney's fees, arising out of their use and occupancy, conduct, operation or management of the premises during the term.
6. This lease does not contain a termination for convenience clause.

Remarks

1. This project is part of the Department of Natural Resources Resident Curatorship Program. The Tenant estimates the total cost for renovation to be \$384,730.
2. The Clearinghouse conducted an intergovernmental review of the project under MD20100818-0857 and has recommended to change the use, and lease the Evans House and 6.0 +/- acres of the Fair Hill Natural Resources Management Area to a future participant in the State's Resident-Curatorship Program

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

LANDLORD LEASE**ITEM** 14-LL

DEPARTMENT OF NATURAL RESOURCES Baltimore County
(Land and Property Management)

Tenant David A. Ferraro
304 Hilltop Road
Linthicum, Maryland 21090

Property Location Reserve/Uncapher House
Patapsco State Park
16 River Road
Ellicott City, Maryland 21043

<u>Space Type</u>	Residential Dwelling	<u>Lease Type</u>	New	<u>Acre(s)</u>	1.0 ac. +/-
<u>Duration</u>	Lifetime Residency	<u>Effective</u>	July 15, 2013		
<u>Annual Rent</u>	\$1.00				

<u>Utilities Responsibility</u>	Tenant
<u>Custodial Responsibility</u>	Tenant
<u>Previous Board Action(s)</u>	N/A

Reference

The Resident-Curatorship Program secures private funding and labor for the restoration and maintenance of historic properties owned by the Department of Natural Resources (DNR). The curator, in consideration of a life tenancy, pledges to restore the historic property and maintain it in good condition.

Special Conditions

1. The Tenant shall occupy and use the residence known as the Reserve/Uncapher House located on 1.0 acre as a single family residence. The structure is presently in need of significant restoration. The Tenant shall restore, rehabilitate, and renovate the structure during the time of the tenancy.
2. The Tenant shall be responsible for obtaining all permits, licenses, inspections and approvals required for its use and occupancy of the premises, and shall deliver to landlord copies of all necessary permits, licenses, inspections and approvals prior to taking any action requiring such permits, licenses, inspections and approvals.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

LANDLORD LEASE

ITEM 14-LL (Cont.)

3. The Tenant shall open premises to the public up to 3 to 5 days each year, as arranged in cooperation with the Landlord, once the restoration, rehabilitation and renovations have been completed.
4. The Tenant shall maintain at its expense, throughout the term, insurance against loss or liability in connection with bodily injury, death, property damage or destruction, occurring within the premises or arising out of the use thereof by Tenant or its agents, employees, officers, subtenants, invitees, visitors and guests, under one or more policies of General Comprehensive Liability insurance will have a minimum coverage of \$1,000,000 per occurrence, Two Million Dollars (\$2,000,000) annual aggregate, and shall contain broad form GCL Endorsement or its equivalent.
5. The Tenant shall indemnify and hold harmless the State of Maryland and the Department of Natural Resources against any and all liability or claim of liability, including reasonable attorney's fees, arising out of their use and occupancy, conduct, operation or management of the premises during the term.
6. This lease does not contain a termination for convenience clause.

Remarks

1. This project is part of the Department of Natural Resources Resident Curatorship Program. The Tenant estimates the total cost for renovation to be \$184,264.50.
2. The Clearinghouse conducted an intergovernmental review of the project under MD20120501-0304 and has recommended to change the use +/- 1.0 acre with improvements, known as the Reserve/Uncapher House and located at 16 River Road in Ellicott City, to Mr. Dave Ferraro, the anticipated curator. It is also recommended that a legally enforceable agreement between the Maryland Department of Natural Resources and the curator be created to ensure that all remodeling, demolition, and ground-disturbing activities are reviewed in advance by both qualified DNR staff, and the Maryland Historical Trust.

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 15-LL

DEPARTMENT OF NATURAL RESOURCES Washington County
(Land and Property Management)

Tenant United States Department of Transportation
Federal Aviation Administration
800 Independence Avenue, SW
Washington, DC 20591

Property Location Lambs Knoll
South Mountain State Park
Clear Spring, Maryland 21773

<u>Space Type</u>	Tower	<u>Type</u>	New
<u>Duration</u>	25 Years	<u>Effective</u>	07/15/2013
<u>Annual Rent</u>	\$1.00		

<u>Utilities Responsibility</u>	Tenant
<u>Custodial Responsibility</u>	Tenant
<u>Previous Board Action(s)</u>	N/A

History The Maryland Board of Public Works approved a lease from DNR to the U.S. Army Corps of Engineers in 1962 for this communication site. The site was transferred to the FAA in 1988 once the FAA had taken over their own communication facilities nationwide. The Tenant extended this agreement on June 30, 1988 for an additional twenty five (25) years

The Board of Public Works is now requested to approve a new lease agreement for a term of twenty-five (25) years for the above referenced location.

Special Conditions

1. The Tenant shall occupy and use the Demised Premises for and only for a secure federal communications site.
2. The Tenant is responsible for all maintenance of the property.
3. The Tenant shall be responsible for obtaining all permits, licenses, inspections and approvals that may be required for its and occupancy of the premises.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

LANDLORD LEASE

ITEM 15-LL (Cont.)

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

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

6. This lease contains a termination for convenience.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ANDLORD LEASE**ITEM** 16-LL-OPT**DEPARTMENT OF GENERAL SERVICES**

Tenant State Employees Credit Union of Maryland, Inc.
SECU
971 Corporate Boulevard
Linthicum, Maryland 21090

Property Location 201 W. Preston Street
Baltimore, MD 21201

301 W. Preston Street
Baltimore, MD 21201

6601 Ritchie Hwy.
Glen Burnie, MD 21062

Louis L. Goldstein Treasury Bldg.
Annapolis, MD 21401

South Bond Street
Bel Air, MD 21014

<u>Space Type</u>	Banking Office & 5 ATM Locations	<u>Type</u>	Option Renewal	<u>Square Feet</u>	Office	5,289
		<u>Effective</u>	07/10/2013		ATM's	637
<u>Duration</u>	1 Year	<u>Sq. Foot Rate</u>	\$21.22			5,926
<u>Annual Rent</u>	\$125,737.87					

Utilities Responsibility Landlord
Custodial Responsibility Tenant
Previous Board Action(s) 07/10/1991-15-L; 02/28/1996 - 7-L;
05/30/2001-20-L; 04/06/2011 – 8-LL-OPT

Special Conditions

1. The Tenant shall maintain the Demised Premises, including all improvements constructed and situated on the Demised Premises, in a neat, orderly, safe, and habitable condition.
2. The Tenant shall be responsible for obtaining all permits, licenses, inspections and approvals required for its and occupancy of the premises.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

LANDLORD LEASE

ITEM 16-LL-OPT (Cont.)

3. The Tenant shall maintain at its expense, throughout the term, insurance against loss or liability in connection with bodily injury, death, property damage or destruction, occurring within the Demised Premises. General Comprehensive Liability insurance will have a minimum coverage of \$2,000,000 combined single limit per occurrence and shall contain broad form GCL Endorsement or its equivalent.
4. The Tenant shall indemnify and hold harmless the State of Maryland and Maryland Department of Health and Mental Hygiene against any and all liability or claim of liability (including reasonable attorney's fees), arising out of licensee's use and occupancy, conduct operation or management of the premises during the Term.
5. This Lease contains a termination for convenience clause.
6. The Tenant has the right to terminate the ATM location at 80 Calvert Street, Annapolis with 60 days prior written notice.

Remarks

1. The State Employees Credit Union (SECU) has been at this location since 1986.
2. The SECU and DGS are currently in negotiations to relocate the SECU from the second floor of the 201 W. Preston Street building at State Center to a more accessible location on the ground floor of the 301 W. Preston Street building.
3. This short term renewal will permit SECU to continue providing financial services to state employees and citizens while work continues on the development of construction drawings and finalizing lease terms and conditions.

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 17-LT

DEPARTMENT OF LABOR, LICENSING & REGULATION Baltimore City
(Boards and Commissions)

Landlord LAZ Parking Mid-Atlantic, LLC
300 East Lombard Street, Suite 1475
Baltimore, Maryland 21202

Property Location 601 N. Calvert Street
Baltimore, Maryland 21202

<u>Space Type</u>	Garage Parking	<u>Lease Type</u>	New	<u>Number of Spaces</u>	7
<u>Duration</u>	2 Years	<u>Effective</u>	July 15, 2013		
<u>Annual Rent</u>	\$9,240.00	<u>Rate/Space/Month</u>		\$110.00	
		<u>Prev. Rate/Space/Month</u>		\$110.00	

Utilities Responsibility Landlord
Custodial Responsibility Landlord

Fund Sources General 14% PCA 11473
 Special 86% PCA FFA11

Remarks

1. These spaces will be used by the Boards and Commissions members.
2. The lease provides 2 renewal options for a term of 2 years each.
3. The lease contains a termination for convenience clause.
4. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.02.05.05. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 18-CGL

MARYLAND HIGHER EDUCATION COMMISSION

RECOMMENDATION:

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

Frederick Community College

Science/Tech Hall Building C Renovation/Expansion – Construction

Renovate 3,848 NSF of labs in the existing Science/Tech Hall and construct a 10,104 NSF/18,831 GSF addition to provide additional lab, lecture and office space for the science disciplines.

\$4,646,000

Maryland Consolidated Capital Bond Loan of 2011, Item #014 - \$4,646,000

CC-06-MC11-418

MATCHING FUND: Frederick Community College – \$3,462,202

Cost sharing is 57.3% State share, 42.7% local share and is in accordance with Section 11-105(j) of the Education Article.

BACKGROUND:

	<u>Total Amount</u>	<u>State Share</u>	<u>Local Share</u>
Total Project	\$8,914,485	\$5,108,000	\$ 3,806,485
This Action	\$8,108,202	\$4,646,000	\$3,462,202
Previous Action 11-CGL 03/21/12	\$ 806,283	\$ 462,000	\$ 344,283

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.
- (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 19-CGL

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

NAME OF GRANTEE/BORROWER

Family Service Foundation, Inc.
5301 76th Avenue
Landover Hills, Maryland 20784

PROJECT NO. AND TITLE

MHA-CB-25202-03;
Family Service Foundation – Acquisition:
6006 89th Avenue
New Carrollton, MD 20784-2822

DESCRIPTION

Board of Public Works approval is requested for a state grant of \$169,406.00 to assist Family Services Foundation, Inc. (FSF), a nonprofit organization, in the cost of acquiring a single-family home at 6006 89th Avenue, New Carrollton, MD 20784-2822. This home will provide housing for three psychiatrically disabled individuals.

Two appraisals were obtained for this property; both have been reviewed by the Department of General Services.

APPRAISALS

\$225,000.00 Byron Malogrides, BDM Appraisals, Odenton, MD

\$225,000.00 James P. Giles, Suburban Appraisal Associates, Gaithersburg, MD

Based on these appraisals, the Department of General Services approved the fair market value of the real estate at \$225,000.00. FSF has a contract of sale to purchase this property for \$225,000.00.

Eligible project costs are \$225,875.00. This includes \$225,000.00 for acquisition and \$875.00 for appraisals.

AWARD AMOUNT

\$225,875.00

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 19-CGL (Cont.)

REMARKS

Since its inception in 1936, FSF has been providing a wide array of human services throughout the state of Maryland. Currently, FSF provides day and residential services to clients with severe and persistent mental illness, and day and residential habilitation programs for individuals with developmental disabilities. This house will be used to provide a home for three individuals in a residential rehabilitation program who are ready and able to transition to more independent, supported housing.

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 Prince George's County.

No State funds will be disbursed until the grantee has presented suitable evidence to the Office of 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 Comptroller, who will disburse the State portion in amounts equal to the invoices submitted.

FUND SOURCE

\$56,469.00 (25%) - Applicant's Share
Mortgage
\$169,406.00 (75%) - State's Share
Maryland Consolidated Capital Bond
Loan 2010, Community Health
Facilities 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 20-CGL

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

NAME OF GRANTEE/BORROWER

West Cecil Health Center, Inc.
535 Rowlandsville Road
Conowingo, MD 21918

PROJECT NO. AND TITLE

FQHC-CB-28203-01;
Construction/Equipment:
49 Rock Spring Road
Conowingo, Maryland 21918 (Cecil County)

DESCRIPTION

Board of Public Works approval is requested for a State grant of \$1,371,000.00 to assist West Cecil Health Center, Inc. (WCHC), a nonprofit Federally Qualified Health Center, in the cost of construction and equipment for the new approximately 23,819 gross square feet of space West Cecil Health Center at 49 Rock Spring Road, Conowingo, Maryland 21918.

BIDDERS

\$3,440,000	Pool Construction, York PA.
\$4,290,152	Paul Risk Associates, Quarryville, PA.
\$4,354,297	Nowland Associates. Newark, DE.
\$4,397,533	Emory Hill and Company, New Castle, DE.
\$4,599,200	KBE Building Corp., Columbia, MD.
\$4,704,700	Grubb Contractors, Rising Sun, MD
\$4,744,000	Morgan Keller, Fredrick, MD.
\$4,930,368	March Westin, Baltimore, MD.
\$4,970,000	Cam Construction, Timonium, MD.
\$5,113,000	Towson Mechanical, Parkville, MD.
\$5,145,000	Manekin Construction, Columbia, MD.
\$5,198,000	J. Vinton Schafer & Sons, Abingdon, MD.
\$5,752,300	Willow Construction, Easton, MD.

AWARD

Pool Construction, York, PA.

AWARD AMOUNT

\$3,440,000.00

TOTAL ELIGIBLE COSTS

\$7,443,541.00*

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 20-CGL (Cont.)

*The eligible costs are \$3,440,000 for the construction contract, \$366,325.00 for A/E, \$525,000 land for acquisition (paid from USDA funding), \$120,312 for environmental and new well, 266,248 for change orders, \$25,000 for building and street signs, \$80,000 for USDA resident inspector, \$1,443,335 for fit out medical, behavioral health, pharmacy, dental wing and administration offices, \$656,287 for medical and dental equipment, \$72,442 for IT, \$75,000 for parking lot, \$85,000 for generator, and \$288,592 for contingencies.

REMARKS The new facility will allow WCHC to expand services to provide preventive, dental, and primary medical care to medically underserved people living in south west Cecil County and the surrounding area.

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

No State funds will be disbursed until the grantee has presented suitable evidence to the Office 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 Comptroller, who will disburse the State portion in amounts equal to the invoices submitted.

FUND SOURCES

\$6,072,541.00- Applicant's Share
\$3,281,870 HRSA
\$1,250,000 USDA
\$1,540,671 Weinberg Foundation
\$1,371,000.00- State's Share
Maryland Consolidated Capital Bond
Loan 2010, Federally Qualified
Health Centers

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	