

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

July 24, 2013

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DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 1-C

DEPARTMENT OF NATURAL RESOURCES Joseph Manning Hatchery,
 Brandywine, Charles County Maryland

CONTRACT NO. AND TITLE Project No.: G-009-121-010
 ADPICS No. 001B4400062
 Installation of Pond Liners

DESCRIPTION Installation of Geomembrane Liners in three
 (3) existing hatchery production ponds to include installation of erosion and sediment controls,
 removal of vegetation from the existing pond interior, removal of unsuitable materials and sub-
 grade preparation, installation and testing of the Geomembrane liner.

PROCUREMENT METHOD Competitive Sealed Bidding

BIDS OR PROPOSALS **AMOUNT**
 B&B Site Management \$258,057.00 (One Acceptable Bid)
 White Plains, MD

AWARD B&B Site Management, White Plains, MD

AMOUNT \$258,057.00

TERM 150 Calendar Days

MBE PARTICIPATION 6%

PERFORMANCE BOND 100% of Full Contract Amount

REMARKS This project was advertised for bid on
 February 22, 2013. Bids were received on March 28, 2013 with two bidders responding. Both
 bidders are residents of the State of Maryland. The MBE goal of 5% was met by B&B Site
 Management and affirmed by MBE Office memo dated May 7, 2013. The other bidder was
 deemed non-responsive because the recommended MBE Subcontractor was not qualified to
 supply materials in the commodity category needed.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 2-M

DEPARTMENT OF GENERAL SERVICES William Donald Schaefer Tower - 6 St. Paul
 St. and the Office of Public Defender - 201
 St. Paul St. Baltimore, MD 21202

CONTRACT NO. AND TITLE ADPICS No: 001B4400033
 Window Washing Services

DESCRIPTION BPW approval is requested for the award of
 a contract to provide window washing services for the William Donald Schaefer Tower - 6 St.
 Paul Street and the Office of Public Defender - 201 St. Paul Street, for a period of five (5) years
 beginning October 1, 2013 through September 30, 2018.

PROCUREMENT METHOD Competitive Seal Bids

BIDS OR PROPOSALS

The Crystal Companies, Inc. T/A Crystal Window Cleaning Co., Sterling, VA	\$244,240.00
High-Tek Summit Window Cleaning, Inc., Sterling, VA.	\$663,932.00

AWARD The Crystal Companies, Inc.
 T/A The Crystal Window Cleaning Co.
 Sterling, VA.

TERM 10/1/2013 - 9/30/2018

AMOUNT \$244,240.00 (5 years)

MBE PARTICIPATION 0%

PERFORMANCE BOND N/A

HIRING AGREEMENT ELIGIBLE Yes

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 3-M

DEPARTMENT OF GENERAL SERVICES Crownsville People’s Resources Center
 Crownsville, Maryland

CONTRACT NO. AND TITLE H00R3400059;
 Janitorial Services
 ADPICS NO. 001B4400022

DESCRIPTION Contractor to provide all labor, equipment,
 and supplies necessary to perform all janitorial services for the Crownsville People’s Resources
 Center at 100 Community Place, Crownsville, MD. The Crownsville People’s Resources Center
 is approximately 119,347 net cleanable sq. ft.

PROCUREMENT METHOD Preference Provider
 (Certified Sheltered Workshop)

BIDS OR PROPOSALS **Base Bid**
 Opportunity Builders, Inc.
 Millersville, MD \$384,694.86

AWARD Opportunity Builders, Inc.
 Millersville, MD

TERM 8/1/2013 – 7/31/2016

TOTAL AMOUNT \$384,694.86 (3 Years)

MBE PARTICIPATION 0%

PERFORMANCE BOND N/A

INCUMBENT Same

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 4-M

DEPARTMENT OF NATURAL RESOURCES Grantsville, Maryland

CONTRACT NO. AND TITLE

Project No. P-005-130-010
ADPICS No. 0D1B4400060
New Germany State Park
Cabin Renovations

DESCRIPTION

Renovation of 10 cabins to include removal and replacement of windows & doors, removal and replacement of bathrooms to include sinks and toilets, installation of porcelain tile floors, new electrical services, including lights and vents, removal and replacement of full kitchens, including countertops, and sinks, removal and replacement of wooden flooring, installation of insulation between floor joists, and the installation of emergency lights.

PROCUREMENT METHOD

Competitive Sealed Bidding

BIDS OR PROPOSALS

Western Maryland Construction Solutions
Frostburg, MD

The J.G. Garcete Co., Inc., Bladensburg, MD
Total Contracting, Inc., Beltsville, MD

AMOUNT

\$406,260.00

\$426,945.00

\$457,255.00

AWARD

Western Maryland Construction Solutions,
Frostburg, MD

AMOUNT

\$406,260.00

TERM

150 Calendar Days

MBE PARTICIPATION

25% and 1% (13% African American 12%
Woman Owned and 1% Veterans)

PERFORMANCE BOND

100% of Full Contract Amount

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 5-M

BALTIMORE CITY DEPARTMENT OF JUVENILE JUSTICE

Baltimore City Juvenile Justice Center

CONTRACT NO. AND TITLE

Comprehensive Building Management and Maintenance

ADPICS NO: 001B4400041

CONTRACT DESCRIPTION

Board of Public Works approval is requested for a contract to provide comprehensive building management and maintenance services for the Baltimore City Juvenile Justice Center located at 300 North Gay Street for a period of five (5) years.

PROCUREMENT METHOD

Competitive Sealed Bidding

BIDS OR PROPOSALS

Broadway Services, Inc.

CGL Facility Management, LLC

Fayetteville, GA

Tillman Properties

Largo, MD

Base Bid

\$ 5,962,110.00

\$ 6,348,740.40

\$18,476,680.44

AWARD

Broadway Services, Inc.
Baltimore, MD

TERM

9/16/13 – 9/15/18

AMOUNT

\$5,962,110.00 (5 years)

MBE PARTICIPATION

16%

PERFORMANCE BOND

5% of Full Contract Amount

HIRING AGREEMENT

Yes

INCUMBENT

Same

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 5-M (Cont.)

REMARKS

1. This solicitation was advertised and bid on *eMaryland Marketplace.com*. Notice of availability was also posted on the DGS Bid Board. Two thousand five hundred and ten (2,510) potential bidders were notified and three (3) priced bids were received. The recommended contractor, Broadway Services, Inc. has been found responsive and responsible and has confirmed their bid. Under the terms of the contract, the recommended Contractor shall be responsible for the management, maintenance and operation of the entire building including subcontracting as necessary, to assure comprehensive and proper maintenance and operations at all times.

2. The Contractor shall also furnish and make payment for all labor, supervision, tools, materials, equipment, permits, insurance, vehicles, services or mechanical devices necessary to provide comprehensive management, maintenance and operation of the facilities of Baltimore City Juvenile Justice Center.

3. Building and property services include janitorial, HVAC, automatic temperature control systems, general building and site maintenance, elevator, snow/ice removal, window cleaning, pest control, painting, roof maintenance, recycling, plumbing, fire and smoke protection, emergency generator service, grounds maintenance, landscaping, water treatment, minor restoration of defaced property, and related services as required and specified in Section C-Detailed Specifications.

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

5. The recommended Contractor, Broadway Services, Inc. has been found responsive and responsible and has confirmed their bid. Broadway Services, Inc. is the incumbent and the agency is satisfied with the services they have provided.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 6-GM (Cont.)

B. Department of Health and Mental Hygiene Western Maryland Hospital Center
 ADA Compliance, Phase II

CONTRACT NO. AND TITLE

Project No. DS-430-120-001
 ADA Compliance, Phase II Patient Patio @
 Western MD Hospital Center

DESCRIPTION Removing and replacing portions of the existing concrete patio on the south side of the hospital to achieve ADA compliance. All work on this project shall confirm to the 2010 “ADA Standards for Accessible Design”. The patio replacement project includes two distinct areas, the West Patio and the East Patio, separated by the Middle patio that was replaced previously under Phase I and is not included in this project.

PROCUREMENT METHOD

Competitive Sealed Bidding
 (Small Business Reserve)

AWARD

GRC General Contractor, Inc.
 Zullinger, PA

AMOUNT

\$74,678.75

FUND SOURCE

MCCBL 2011 Item 001
 “Provide funds to Design and Construct
 Handicapped accessibility Modifications
 and State owned Facilities.”

TERM

120 Calendar Days

MBE PARTICIPATION

MBE Waiver Request Approved

PERFORMANCE BOND

100% of Full Contract Amount

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS**ITEM** 6-GM (Cont.)

REMARKS This project was advertised for construction on March 5, 2013. Bids were received on March 29, 2013 with five (5) bidders responding. The “Small Business Reserve (SBR)” was applied to this procurement resulting in GRC General Contractor, Inc. being considered the evaluated low bidder. GRC General Contractor, Inc. requested a 100% MBE waiver, which was approved on May 6, 2013.

C. Department of Health and Mental Hygiene

CONTRACT NO. & TITLE

RW-724-110-001
Replace Rooftop A/C Cottage #3
Potomac Center, Hagerstown

DESCRIPTION

#3 at the Potomac Center.

Re-design existing HVAC system in Cottage

PROCUREMENT METHOD

Maryland Architectural and Engineering
Services Act

AWARD

Sidhu Associates, Inc.

AMOUNT

\$62,892.84

FUND SOURCE

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

REMARKS

This project is for the re-design (and eventual replacement) of the rooftop air conditioning units in Cottage #3 at the Potomac Center. The Indefinite Quantity Contract (IQC) DGS-08-004-IQC was developed for DGS to provide A/E services for multiple construction projects greater than \$25,000 and not greater than \$200,000. The expiration date of this contract (DGS-08-004-IQC) is September 30, 2013.

 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 8-GM

DESCRIPTION

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

<u>Project Description</u>	<u>Amount</u>	<u>Fund Source</u>
Project No. – H-453-100-001 Inspection Services for Kidney Dialysis Addition and Renovate Unit 1 North Deer’s Head Center Wicomico County, Maryland	\$41,977.23	Item 011 MCCBL 2011 “Provide funds to complete design and construct a new Kidney Dialysis Unit ...”
Project No. – H-453-130-001 Inspection Services for Installation of Oxygen System Deer’s Head Center Wicomico County, Maryland	\$ 7,153.68	Item 007 MCCBL 2012 “Provide funds for the State Capital facilities renewal Program (Statewide)”
Project No. – H-453-131-001 Inspection Services for Renovation of North Elevator Deer’s Head Center Wicomico County, Maryland	\$ 7,018.70	Item 007 MCCBL 2012 “Provide funds for the State Capital facilities renewal Program (Statewide)”
TOTAL	<u>\$56,149.61</u>	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 9-RP

DEPARTMENT OF
GENERAL SERVICES

State Warehouse
 9.83 acres +/- improved
 Brock Bridge Road
 Anne Arundel County
 File # 00-4112

REFERENCE

Approval is requested to transfer 9.83 +/- improved acres to the Department of Public Safety and Correctional Services, for use by Maryland Correctional Enterprises (MCE). The property shall be transferred in as-is condition. MCE plans to renovate the building for future use as warehouse space, an MCE showroom, space for the sale of MCE surplus goods and office space for MCE's sales division.

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

OWNERSHIP

State of Maryland, to the use of the
 Department of General Services

GRANTEE

State of Maryland, to the use of the
 Department of Public Safety &
 Correctional Services

PROPERTY

9.83 acres +/-, improved with 60,000 sf
 warehouse

REMARKS

1. The Clearinghouse conducted an intergovernmental review of the project under MD20111011-0783 and found that the +/- 9.83 acres are not surplus to the State of Maryland. Since the +/- 9.83 acres are not located in a priority funding area, new (more intense) development is not encouraged on the property. It is recommended that the property remain in State ownership, and the Maryland Department of General Services explore the feasibility of shared use of the site for warehouse/storage/office purposes by the Maryland State Archives, the Maryland Departments of Juvenile Services, Transportation, Public Safety and Correctional Services, the Maryland Emergency Management Agency, and the Maryland Military Department.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 10-RP

MILITARY DEPARTMENT

175 Armory Road
 Prince Frederick, Maryland
 4.11 acres +/-, Calvert County
 File #00-8426

REFERENCE

Approval is requested to transfer 4.11 +/- improved acres to the County Commissioners of Calvert County. This property was previously approved as surplus at the May 20, 2009 BPW meeting, as item 9-RP. Subsequent to this approval it was discovered that the title deed for the armory and surrounding property contained a reversion clause. Upon the Military Department's notification to the Clearinghouse on January 24, 2009 that the armory was no longer in operation and was surplus to the department, the property reverted by operation of law to Calvert County.

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

OWNERSHIP

State of Maryland, to the use of the
 Military Department

GRANTEE

County Commissioners of Calvert
 County, a body politic

PROPERTY

4.11 acres +/- improved

REMARKS

1. The Department of General Services and the Military Department agree with this transaction.
2. The Clearinghouse conducted an intergovernmental review of the project under MD20090115-0023 and recommended to declare the Prince Frederick Armory, which consists of +/- 4.11 acres and two (2) buildings surplus to the State of Maryland, and offer to sell the property to Calvert County. Calvert County wishes to use the property as a public building. An updated Clearinghouse review is not required, however the Clearinghouse was notified of the reversion on June 25, 2013.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 10-RP (Cont.)

3. A transfer deed was requested by Calvert County to formally record the reversion of title in the Calvert County Land Records, per letter dated May 29, 2013. As stated in the County’s letter if the property is conveyed to a private party in the future, it will be done in a market and arm’s length transaction to implement the vision of the future of the County seat.

4. Since this transfer is not a disposal of State property but a reversion of title, the legislative notification requirements of Annotated Code of Maryland, State Finance & Procurement Article, Section 10-305 do not apply.

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 12-RP (Cont.)

REMARKS

1. The Department of Natural Resources agrees with this transaction.

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

3. Legislative notification was made for this disposal on May 17, 2013, in accordance with the *State Finance & Procurement Article Section 10-305*.

4. The transfer is subject to a restrictive covenant in the deed requiring the property to remain in a use consistent with its use at the time of transfer in accordance with the *State Finance & Procurement Article Section 10-305*.

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 13-RP

BOARD OF PUBLIC WORKS

Historic Annapolis Post Office
 1 Church Circle, Annapolis
 Anne Arundel County
 0.7794 acres improved
 File #00-4230

REFERENCE

Approval is requested for an extension of settlement for the purchase of the Historic Annapolis Post Office from the United States Postal Service (USPS) to December 31, 2013, and for a modification to the size of the lease back area. Reference is made to item 13-RP approved by the Board of Public Works (BPW) on May 15, 2013. At the time of the prior approval, settlement was to occur 90 days following BPW approval subject to approval of the lease back of 4,200 sq ft at \$20 per sf. Additional time is needed to complete lease negotiations, due to added storage area being requested by the USPS. BPW approval will be sought for the lease prior to December 31, 2013.

GRANTOR

United States Postal Service

GRANTEE

State of Maryland, to the use of the Board of Public Works

PROPERTY

0.7794 acres, improved with a
 13,058 sf structure

REMARKS

- 1 Approval for this acquisition was received from the Maryland General Assembly, per letter dated February 5, 2013.
2. The Department of General Services recommends approval of this item.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY**ITEM** 14-RP**MILITARY DEPARTMENT**

Crisfield Armory
1.6 acres improved
Somerset County
File # 00-8242

REFERENCE

Approval is requested to transfer the Crisfield Armory, located at 8 E. Main Street in Crisfield, to the City of Crisfield in Somerset County, subject to a perpetual historic preservation easement. Reference is made to Item 14-RP of the August 20, 2008 Board of Public Works meeting, in which approval was given to declare this property surplus. Completion of this transfer has been delayed due to the City of Crisfield's lack of funds to purchase the property at fair market value. In April 2013, an updated Clearinghouse review was completed, recommending that the property be declared surplus to the State, and to transfer the property to the City of Crisfield for \$1.00. The transfer is also subject to a restrictive covenant requiring the property to remain in governmental or institutional use since it is being transferred for less than fair market value.

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

GRANTOR

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

GRANTEE

City of Crisfield

PROPERTY

1.6 +/- acres with 19,837 sq ft building

PRICE

\$1.00

APPRAISED VALUES

\$ 325,000.00 (9/22/08) Bruce D. CiCintio - Fee Appraiser Reviewed by Daniel E. Green
\$ 675,000.00 (2/26/09) William J. Lefort - Fee Appraiser Reviewed by Daniel E. Green
\$1,525,000.00 (9/29/08) William G. Rayfield – Fee Appraiser Reviewed by Daniel E. Green

REMARKS

1. The Military Department recommends this transfer.
2. The City of Crisfield has leased the property since December 2006, and has used it for

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 14-RP (Cont.)

youth programs through the Salvation Army, which has completed repairs, upgrades and maintenance totaling \$16,500.

3. The Clearinghouse conducted an intergovernmental review of the project under MD20130226-0108 and has recommended declaring the property surplus and transferring it to the City of Crisfield. The City of Crisfield wishes to acquire the Property for a dollar, and is looking for grants to fix up the Crisfield Armory. It is also recommended that any new property owner grant a historic preservation easement to the Maryland Historic Trust to ensure the on-going protection of the Building’s historic integrity and significance. In addition, the transfer agreement should include the prohibition of any building demolition until at least 2016 due to the prior use of Maryland Capital Consolidated Bond Loan (MCCBL) 2001 capital facility renewal funds.
4. Legislative notification was made per letter dated May 17, 2013, in accordance with the Annotated Code of Maryland, State Finance & Procurement Article, Section 10-305.
5. Board approval is requested to make an exception to the 1 year appraisal policy requirement for this project. Negotiations between the State and the City of Crisfield have been on-going for several years, and the recommended appraisal is over 4 years old. Since the City does not have funds available to purchase the property or for re-appraising the property, it was determined that new appraisals would not be requested.
6. The transfer is subject to a restrictive covenant in the deed requiring the property to remain in governmental and / or institutional use, in accordance with the Annotated Code of Maryland, State Finance & Procurement Article, Section 10-305.

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 15-RP (Cont.)

- 4. The Montgomery County Planning Board approved the acquisition of this property, including the terms of this agenda item at its meeting held on June 20, 2013.
- 5. Legislative notification was made per letter dated December 7, 2012, in accordance with the *Annotated Code of Maryland, State Finance and Procurement Article, Section 10-305*.

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 16-LL

DEPARTMENT OF HEALTH AND MENTAL HYGIENE
(Office of Capital Planning)

Tenant Washington County Commission on Aging Inc.
Area Agency on Aging
140 Franklin Street
Hagerstown, Maryland 21740

Property Location 140 Franklin Street, 4th Floor
Hagerstown, Maryland 21740

Space Type Senior Center **Lease Type** New
Duration 2 Years **Effective** August 1, 2013
Annual Rent \$1.00

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

Special Conditions

The Tenant shall occupy and use the Demised Premises for and only for the operation of a Senior Center, its events and activities. ← --- Formatted: Bullets and Numbering

The Tenant is responsible for all maintenance of the property. ← --- Formatted: Bullets and Numbering

The Tenant shall be responsible for obtaining all permits, licenses, inspections and approvals required for its and occupancy of the premises. ← --- Formatted: Bullets and Numbering

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. ← --- Formatted: Bullets and Numbering

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

LANDLORD LEASE

ITEM 16-LL (Cont.)

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.

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This Lease contains one (1) additional Renewal Option for a one (1) year Term.

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7. This Lease contains a termination for convenience clause.

Remarks

The Washington County Commission on Aging, Inc./Area Agency on Aging was established by the Board of County Commissioners in 1973, and is a private, non-profit corporation. The Agency provides both direct services and serves as an Area Agency on Aging as mandated by the Older Americans Act of 1965. Area Agencies on Aging plan and coordinate systems of services which help older Americans to maintain their independence.

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 17-LL-OPT

BALTIMORE CITY COMMUNITY COLLEGE
(WBJC Radio Communication Tower)

Pikesville
Baltimore County

Sub-Tenant United States of America
National Oceanic and Atmospheric Administration
Real Property Management Division
601 E. 12th Street, Room 1736
Kansas City, MO 64106

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

Property Location Pikesville Reservoir
1723 Rear Reisterstown Road
Pikesville, Maryland 21208

<u>Space Type</u>	Communication Tower	<u>Lease Type</u>	New
<u>Duration</u>	5 Years	<u>Effective</u>	August 1, 2013
<u>Annual Rent</u>	\$16,805.52		

<u>Utilities Responsibility</u>	Sub-Tenant
<u>Custodial Responsibility</u>	N/A
<u>Previous Board Action(s)</u>	5/2/2012 – 28-LL

Administrative Review/Retro Active Lease An administrative review of the lease file for this location revealed that the tenant has continually occupied the leased space since March 1, 2012. The lease period expired on March 31, 2013. Now, therefore, the Board is respectfully requested to retroactively approve the leasing of this space for the four (4) month period from April 1, 2013 to July 31, 2013. The rent paid to the State during the period is \$5,122.00.

Special Conditions

- (1) The Sub-Tenant shall maintain the Demised Premises, including all improvements constructed and situated on the Demised Premises, in a neat, orderly, safe, and habitable condition.

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DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

LANDLORD LEASE

ITEM 17-LL-OPT (Cont.)

Special Conditions (Cont.)

- (2) The Sub-Landlord will not be responsible for interference with, interruption of, or failure of electrical service furnished or supplied by Sub-Landlord which is beyond the reasonable control of the Sub-Landlord. Formatted: Bullets and Numbering
- 3. The Sub-Tenant shall have twenty-four (24) hour per day and seven (7) days a week access to the Demised Premises.
- 4. The Sub-Tenant is self-insured. It agrees to promptly consider and adjudicate any and all claims which may arise out of the use of the Sub-Landlord’s property.
- 5. Sub-Tenant has the right to termination this lease for convenience with thirty (30) day prior notice.

Remarks

This space has been utilized by the United States of America National Oceanic and Atmospheric Administration since 1988 for the transmission and reception of weather broadcast communications. Formatted: Bullets and Numbering

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 18-LT

DEPARTMENT OF JUVENILE SERVICES Silver Spring, Montgomery County

Landlord Trustees of Woodside Methodist Church of Montgomery County
8900 Georgia Avenue
Silver Spring, Maryland 20910

Property Location 8914 Georgia Avenue
Silver Spring, Maryland 20910

<u>Space Type</u>	Surface Lot	<u>Lease Type</u>	New	<u>No. of Spaces</u>	7
<u>Duration</u>	3 Years	<u>Effective</u>	August 1, 2013		
<u>Annual Rent</u>	\$6,058.08	<u>Rate/Space/Month</u>	\$72.12		

Utilities Responsibility Landlord
Custodial Responsibility Landlord

Fund Sources 100% General 1222 0705 1301

Remarks

1. These spaces are used by employees of the agency listed above located at 8905 Fairview Avenue, Silver Spring.
2. The lease contains an option to renew the lease for a term of 1 year.
3. The number of spaces comply with the 1:3 ratio for parking spaces in areas served by public transit.
4. The lease contains a termination for convenience clause.
5. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.02.05.05. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 19-LT-OPT

DEPARTMENT OF PUBLIC SAFETY
AND CORRECTIONAL SERVICES

Princess Anne
Somerset County

(Parole & Probation Office of Criminal Supervision / DDMP)

Landlord Mansour Investments, LLC
c/o Mansour Mortazie, DDS
313 Park Avenue, Suite 302
Falls Church, VA 22046

Property Location 11670 Somerset Avenue
Princess Anne, Maryland 21853

<u>Space Type</u>	Office	<u>Lease Type</u>	Renewal	<u>Square Feet</u>	2,292
<u>Duration</u>	5 years	<u>Effective</u>	August 1, 2013		
<u>Annual Rent</u>	\$34,838.40 (Avg.)	<u>Square Foot Rate</u>		\$15.20 (Avg.)	
		<u>Eff. Square Foot Rate</u>		\$17.70 (Avg.)	
		<u>Prev. Sq. Ft. Rate</u>		\$14.65	
		<u>Prev. Eff. Sq. Ft. Rate</u>		\$18.45	

Utilities Responsibility Lessee
Custodial Responsibility Lessor
Previous Board Action(s) 12/04/02-12-L; 07/16/08-12-LT

Fund Source PCA SC110 83.33% General, PCA SC210 16.67% Special

Special Conditions

This lease contains escalations/de-escalations for real estate taxes, janitorial, trash removal and snow/ice removal.
The lease contains one option to renew for five (5) years.

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Remarks

This space, originally consisting of 2,292 square feet, has been used since 2002 for the administrative and client contact offices for the Division of Parole and Probation Office of Criminal Supervision and the Drinking Driver Monitoring Program. The Office of Criminal Supervision is responsible for monitoring and supervising the activities of those persons under the court’s supervision, but in the community.

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DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 19-LT-OPT (Cont.)

The Drinking Driver Monitoring Program Office supervises and administers breathalyzer tests to those persons mandated to participate in the program by the courts.

The net usable square foot rental rate will be \$15.00 per square foot for years one (1) through three (3) and \$15.50 per square foot for years four (4) through five (5). The 5 year average rate is \$15.20 per square foot.

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The lease contains a termination for convenience clause.

The Lessor improvements, in the amount of approximately \$17,190, will consist of paint, steam cleaning carpets, and work to include installation of energy efficient light tubes, programmable digital thermostats, LED exit lights, occupancy sensors and replace water faucets or install aerators providing .5 GPM flow. The Landlord will also provide HVAC and roofing documentation to cover the lease term.

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

TENANT LEASE

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 20-LT-MOD

OFFICE OF THE PUBLIC DEFENDER

(Baltimore City District Office)

Landlord Park Heights Community Health Alliance, Inc.
4151 Park Heights Avenue, Suite 215
Baltimore, Maryland 21215

Property Location 4151 Park Heights Avenue, Suite 220
Baltimore, Maryland 21215

<u>Space Type</u>	Office	<u>Lease Type</u>	Extension	<u>Square Feet</u>	1,869
<u>Duration</u>	2 Years	<u>Effective</u>	September 1, 2013		
<u>Annual Rent</u>	\$27,100.50 Avg.	<u>Square Foot Rate</u>		\$14.50 Avg.	
		<u>Previous Sq. Ft. Rate</u>		\$13.00	

Utilities Responsibility Landlord
Custodial Responsibility Landlord
Previous Board Action(s) 12/12/07 – 8-LT

Fund Source C80B0002 PCA 20111 AOBJ 1301 Fund 0001 100% General

Special Conditions

The lease provides five (5) use-in common parking spaces free of charge.
Tenant has the right to renew this lease one (1) time for a five (5) year term subject to Board of Public Works approval.

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Remarks

The agency has used this space since 2008 as the District Office of the Public Defender; the Public Defender’s mission is to provide legal defense services to those who cannot personally afford an attorney.

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Through negotiations the Department of General Services was able to remove the escalations/de-escalations clause for utilities and janitorial service. The square foot rate is \$14. per net usable square foot for the first year and \$15. per net usable square foot resulting in an average rate of \$14.50 over the lease term.

This lease contains a termination for convenience clause.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 20-LT-MOD (Cont.)

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.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION
TENANT LEASE

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 21-LT-OPT

DEPARTMENT OF THE MARYLAND STATE POLICE
(State Police)

Chestertown
Kent County

Landlord/Owner KRM Development Corporation
115 S Lynchburg St.
Chestertown, Maryland 21620

Property Location 101 Dixon Drive
Chestertown, Maryland 21620

<u>Space Type</u>	Office	<u>Lease Type</u>	Renewal	<u>Square Feet</u>	550
<u>Duration</u>	5 Years	<u>Effective</u>	August 1, 2013		
<u>Annual Rent</u>	\$4,400.00	<u>Square Foot Rate</u>		\$8.00	
		<u>Prev. Square Foot Rate</u>		\$7.50	
		<u>Eff. Square Foot Rate</u>		\$11.50	
		<u>Prev. Eff. Sq. Foot Rate</u>		\$11.00	

Utilities Responsibility Tenant
Custodial Responsibility Tenant
Previous Board Action(s) 04/16/2008 – 8-LT; 09/18/2002 – 8-L; 10/22/1997 – 14-L;
07/28/1993 – 16-L

Fund Source 100% General PCA 41741

Remarks

1. This space is used by the Maryland State Police since 1993 as an alternate work site for six (6) law enforcement employees assigned to work in Kent County. This space is used to process prisoners, write reports, and store supplies for these personnel. This site enables the officers to perform their duties without traveling back to the Centreville Barrack.

TENANT LEASE

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 21-LT-OPT (Cont.)

- 2. The lease contains escalations/de-escalations for real estate taxes.
 The lease contains a termination for convenience clause.

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

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

 WITH DISCUSSION

 WITHOUT DISCUSSION

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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 Directors of the American Visionary Art Museum, Inc. (Baltimore City)
American Visionary Art Museum

“For the planning, design, and capital equipping of the American Visionary Art Museum, located in Baltimore City.”

\$55,000.00

Maryland Consolidated Capital Bond Loan of 2011 (LHI - Chapter 396, Acts of 2011)
DGS Item G104 (SL-074-110-038)

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 American Visionary Art Museum, Inc. has submitted evidence in the form of canceled checks and invoices that they have \$66,936.07 in eligible expenditures to meet the matching fund requirement for this project. *Documents for certification of match were received by the Department of General Services prior to May 31, 2013*

Board of Public Works approval is also requested to reimburse the Board of Directors of the American Visionary Art Museum, Inc. \$11,936.07 for eligible expenditures.

<u>BACKGROUND</u>	Total Project	\$110,000.00
	11-G104 (This Action)	\$ 55,000.00
	Local Cost	\$ 55,000.00

REMARKS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

- (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	
<u>CAPITAL GRANTS AND LOANS</u>			

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 23-CGL

RECOMMENDATION That the Board of Public Works unanimously grant a temporary exception for one year from the automatic termination of funds for the following bond bill authorizations:

County Executive and County Council of Anne Arundel County and the Board of Directors of the Andover Football League, Inc. (Anne Arundel County)

Andover Field Renovations

“For the planning, design, construction, repair, and renovation, of the Andover Park fields and field house, located in Linthicum.”

\$25,000.00

Maryland Consolidated Capital Bond Loan of 2011 (LSI - Chapter 396, Acts of 2011; amended by Chapter 639, Acts of 2012)

DGS Item G027

\$75,000.00

Maryland Consolidated Capital Bond Loan of 2011 (LHI - Chapter 396, Acts of 2011; amended by Chapter 639, Acts of 2012)

DGS Item G100 (SL-080-110-038)

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 County Executive and County Council of Anne Arundel County and the Board of Directors of the Andover Football League, Inc. did not meet the June 1, 2013 deadline for presenting a matching fund, and are requesting an emergency extension of one year to June 1, 2014 to obtain Board of Public Works certification of a matching fund.

AUTHORITY The State Finance Law provides:

“If, within 2 years after the date of an authorization of State debt, evidence that a required matching fund will be provided has not been presented to the Board or no part of the project or program for which the enabling act authorized the State debt is under contract and the Board has not encumbered money for any part of the project or program, the authorization terminates unless:

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 23-CGL (Cont.)

The enabling act provides otherwise; or

In an emergency, the Board unanimously grants a temporary exception for a period of 1 year.

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Section 8-128(a), *State Finance and Procurement Article, Annotated Code of Maryland.*

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 24-CGL

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

Board of Directors of Prince George’s Heritage, Inc. (Prince George’s County)
Bladensburg Market Square II

“For the acquisition, planning, design, renovation, construction, repair, renovation, reconstruction, and capital equipping of the second phase of the Bladensburg Market Square Project, located in Bladensburg.”

\$100,000.00

Maryland Consolidated Capital Bond Loan of 2010 (LSI - Chapter 483, Acts of 2010, amended by Chapter 639, Acts of 2012)
DGS Item G071, (SL-083-100-038)

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 Prince George’s Heritage, Inc. has submitted documentation that it has \$117,640.36 in a financial institution to meet the matching fund requirement for this project. *Documents for certification of match were received by the Department of General Services prior to May 31, 2013.*

<u>BACKGROUND</u>	Total Project	\$ 209,529.00
	10-G071 (This Action)	\$ 100,000.00
	Local Cost	\$ 109,529.00

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.

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 24-CGL (Cont.)

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

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 25-CGL

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

*Catholic Charities of the Archdiocese of Washington (Montgomery County)
Cardinal McCarrick Center*

“For the renovation and build-out of space at the Cardinal McCarrick Center, located in Wheaton.”

\$125,000.00

*Maryland Consolidated Capital Bond Loan of 2011 (LHI - Chapter 396, Acts of 2011)
DGS Item G129, (SL-075-110-038)*

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 Catholic Charities of the Archdiocese of Washington has submitted documentation that it has \$3,007,066.82 in a financial institution to meet the matching fund requirement for this project. *Documents for certification of match were received by the Department of General Services prior to May 31, 2013.*

<u>BACKGROUND</u>	Total Project	\$ 250,000.00
	11-G129 (This Action)	\$ 125,000.00
	Local Cost	\$ 125,000.00

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 Comptroller may not disburse State funds until after the Office of 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	

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 26-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 Mount Rainier (Prince George’s County)
Civic Center Design Drawings

“For the design of the civic center, located in Mount Rainier.”

\$75,000.00

Maryland Consolidated Capital Bond Loan of 2011 (LHI - Chapter 396, Acts of 2011)
DGS Item G141, (SL-072-110-038)

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 City Council of the City of Mount Rainier have submitted documentation that they have \$247,239.09 in a financial institution to meet the matching fund requirement for this project. *Documents for certification of match were received by the Department of General Services prior to May 31, 2013.*

BACKGROUND

Total Project	\$ 4,500,000.00
11-G141 (This Action)	\$ 75,000.00
Local Cost	\$ 4,425,000.00

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 Comptroller may not disburse State funds until after the Office of 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

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 27-CGL

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

***Board of Directors of the Dorchester Center for the Arts, Inc. (Dorchester County)**
Dorchester Center for the Arts – Atrium Entrance
“For the construction of the atrium entrance and rear addition to the Dorchester Center for the Arts, located in Cambridge.”
\$40,000.00
Maryland Consolidated Capital Bond Loan of 2011 (LSI - Chapter 396, Acts of 2011)
DGS Item G053 (SL-077-110-038)*

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 Dorchester Center for the Arts, Inc. has submitted evidence in the form of canceled checks and invoices that they have \$67,482.77 in eligible expenditures to meet the matching fund requirement for this project. *Documents for certification of match were received by the Department of General Services prior to May 31, 2013.*

Board of Public Works approval is also requested to reimburse the Board of Directors of the Dorchester Center for the Arts, Inc. \$27,482.77 for eligible expenditures.

<u>BACKGROUND</u>	Total Project	\$83,570.00
	11-G053 (This Action)	\$40,000.00
	Local Cost	\$43,570.00

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.

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 27-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

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 28-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 Goshen Farm Preservation Society, Inc.
 (Anne Arundel County)***

Goshen House

“For the planning, design, construction, repair, renovation, reconstruction, emergency stabilization, and capital equipping of the Goshen House, located in Cape St. Claire.”

\$65,605.92 (\$150,000.00 original authorization)

Maryland Consolidated Capital Bond Loan of 2008 (LHI - Chapter 336, Acts of 2008, amended by Chapter 372, Acts of 2010, and Chapter 639, Acts of 2012)

DGS Item G128, (SL-096-080-038)

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 Goshen Farm Preservation Society, Inc. has submitted documentation that it has \$36,094.92 in a financial institution, \$25,514.00 in in-kind donations, and \$3,997.00 in eligible expenditures for a total of \$65,605.92 towards the matching fund requirement. *Documents for certification of match were received by the Department of General Services prior to May 31, 2013.*

<u>BACKGROUND</u>	Total Project	\$300,000.00
	08-G128 (This Action)	\$ 65,605.92
	Local Cost	\$234,394.08

REMARKS

The grant is limited to the amount of the matching fund provided by the grantee as required by the legislation.

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

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CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 28-CGL (Cont.)

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

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 29-CGL

RECOMMENDATION That the Board of Public Works unanimously grant a temporary exception for one year from the automatic termination of funds for the following bond bill authorization:

Board of Directors of Loving Arms, Inc. (Baltimore City)

In Our House Homeless Youth Center

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of multiple homeless youth facilities, located in Baltimore City.”

\$175,000.00

***Maryland Consolidated Capital Bond Loan of 2011 (LSI - Chapter 396, Acts of 2011)
DGS Item G035 (SL-079-110-038)***

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 Loving Arms, Inc. did not meet the June 1, 2013 deadline for presenting a matching fund, and is requesting an emergency extension of one year to June 1, 2014 to obtain Board of Public Works certification of a matching fund.

AUTHORITY The State Finance Law provides:

“If, within 2 years after the date of an authorization of State debt, evidence that a required matching fund will be provided has not been presented to the Board or no part of the project or program for which the enabling act authorized the State debt is under contract and the Board has not encumbered money for any part of the project or program, the authorization terminates unless:

The enabling act provides otherwise; or

In an emergency, the Board unanimously grants a temporary exception for a period of 1 year.

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Section 8-128(a), *State Finance and Procurement Article, Annotated Code of Maryland*

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 30-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 Johns Hopkins University (Baltimore City)

Johns Hopkins University – Teaching Laboratory

“To assist in the planning, design, construction, renovation, and capital equipping of the New Undergraduate Teaching Laboratory Facility on the Johns Hopkins Homewood campus, located in Baltimore City.”

\$4,000,000.00

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

DGS Item G006 (SL-032-120-038)

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2014 and the Board of Public Works to certify a matching fund. The Board of Trustees of Johns Hopkins University has submitted evidence in the form of canceled checks and invoices that they have \$37,257,039.13 in eligible expenditures to meet the matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse the Board of Trustees of Johns Hopkins University \$4,000,000.00 for eligible expenditures.

<u>BACKGROUND</u>	Total Project	\$37,257,039.13
	12-G006 (This Action)	\$ 4,000,000.00
	Local Cost	\$33,257,039.13

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.

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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	

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 31-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 Kennedy Krieger Institute, Inc. (Baltimore City)
Kennedy Krieger Children’s Hospital
“To assist in the renovation of the Pediatric Rehabilitation and Feeding Disorders Unit in Baltimore City.”
\$500,000.00
Maryland Consolidated Capital Bond Loan of 2012 (MHA - Chapter 444, Acts of 2012)
DGS Item G019 (SL-033-120-038)

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2014 and the Board of Public Works to certify a matching fund. The Board of Directors of the Kennedy Krieger Institute, Inc. has submitted documentation that it has \$5,370,255.59 in a financial institution to meet the matching fund requirement for this project.

<u>BACKGROUND</u>	Total Project	\$2,500,000.00
	12-G019 (This Action)	\$ 500,000.00
	13-G027 (Future Action)	\$ 500,000.00
	Local Cost	\$1,500,000.00

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	

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 32-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 Kennedy Krieger Institute, Inc. (Baltimore City)
Kennedy Krieger Institute – Autism Center
“For the design, construction, and capital equipping for a new Comprehensive Autism Center at Kennedy Krieger’s East Baltimore Campus, located in Baltimore City.”
\$1,000,000.00
Maryland Consolidated Capital Bond Loan of 2011(MISC - Chapter 396, Acts of 2011)
DGS Item G005
\$1,000,000.00
Maryland Consolidated Capital Bond Loan of 2012 (MISC - Chapter 444, Acts of 2012)
DGS Item G006 (SL-081-110-038)

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund for each grant no later than June 1, 2013 and June 1, 2014 respectively, and the Board of Public Works to certify a matching fund. The Board of Directors of the Kennedy Krieger Institute, Inc. has submitted documentation that it has \$5,370,255.59 in a financial institution to meet the matching fund requirement for this project.

<u>BACKGROUND</u>	Total Project	\$41,500,000.00
	11-G005 (This Action)	\$ 1,000,000.00
	12-G005 (This Action)	\$ 1,000,000.00
	13-G007 (Future Action)	\$ 2,000,000.00
	Local Cost	\$37,500,000.00

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.

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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	

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 33-CGL

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

County Executive and County Council of Prince George’s County
Prince George’s County Volunteer Fire Department (VFD) Facilities
“For the benefit of the Boards of Directors of the Following: (1)The Marlboro Volunteer Fire Department, Inc.; (2) The Beltsville Volunteer Fire Department, Incorporated; (3) The Hyattsville Volunteer Fire Department, Incorporated; (4) The Kentland Volunteer Fire Department of Kentland, Maryland, Incorporated; and (5) The Bladensburg Volunteer Fire Department & Rescue Squad, Incorporated, as their interests may appear, for the repair and renovation of VFD Facilities located in Prince George’s County.”
\$250,000.00
Maryland Consolidated Capital Bond Loan of 2010 (LHI - Chapter 483, Acts of 2010)
DGS Item G146 (SL-084-100-038)

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2015 and the Board of Public Works to certify a matching fund. The County Executive and County Council of Prince George’s County have submitted evidence in the form of invoices and canceled checks that they have \$552,637.00 in eligible expenditures to meet the matching fund requirement for this project. Board of Public Works approval is also requested to reimburse the County Executive and County Council of Prince George’s County \$250,000.00 for eligible expenditures.

<u>BACKGROUND</u>	Total Project	\$552,637.00
	10-G146 (This Action)	\$250,000.00
	Local Cost	\$302,637.00

- 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.

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 33-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	
<u>CAPITAL GRANTS AND LOANS</u>			

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 34-CGL

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

Board of Directors of the Maryland Food Bank, Inc. (Baltimore County)

Maryland Food Bank

“For the planning, construction, repair, and capital equipping of the Maryland Food Bank Sustainability project, located in Baltimore County.”

\$250,000.00

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

DGS Item G028

\$50,000.00

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

DGS Item G097; (SL-011-040-038)

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2014 and the Board of Public Works to certify a matching fund. The Board of Directors of the Maryland Food Bank, Inc. has submitted documentation that it has \$2,678,201.47 in a financial institution to meet the matching fund requirement for this project.

<u>BACKGROUND</u>	Total Project	\$6,324,000.00
	12-G028 (This Action)	\$ 250,000.00 (Match) – facilities
	12-G097 (This Action)	\$ 50,000.00 (Match) – facilities
	11-G024 (Prior Action)	\$ 250,000.00 (Match) – facilities
	11-G097 (Prior Action)	\$ 250,000.00 (Match) – facilities
	10-031 (Prior Action)	\$ 125,000.00 (Non-Match) – facilities
	09-G035 (Prior Action)	\$ 125,000.00 (Match) – distr. center roof
	09-G083 (Prior Action)	\$ 125,000.00 (Match) – distr. center roof
	08-G021 (Prior Action)	\$ 250,000.00 (Match) – freezer in Salisbury
	07-G020 (Prior Action)	\$ 200,000.00 (Match) – office/kitchen
	07-G096 (Prior Action)	\$ 200,000.00 (Match) – office/kitchen
	06-G127 (Prior Action)	\$ 150,000.00 (Match) – food salvage area
	05-040 (Prior Action)	\$ 175,000.00 (Non-Match) – warehouse
	04-G069 (Prior Action)	\$ 962,000.00 (Match) – warehouse
	13-G034 (Future Action)	\$ 250,000.00 (Match) – facilities
	13-G108 (Future Action)	\$ 250,000.00 (Match) – facilities
	Local Cost	\$2,712,000.00

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 34-CGL (Cont.)

(Prior Actions: 08/22/12 Agenda, Item 18-CGL; 04/06/11 Agenda, Item 12-CGL; 05/06/09 Agenda, Item 25-CGL; 06/20/07 Agenda, Item 22-CGL; and 04/27/05 Agenda, Item 17-CGL)

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 Comptroller may not disburse State funds until after the Office of 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	
<u>CAPITAL GRANTS AND LOANS</u>			

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 35-CGL

Submission of a request by the *Board of County Commissioners of Frederick County, Maryland* (“Frederick County”) that the Board of Public Works approve Frederick County:

- (1) Selling real property located at 1910-20 Rosemont Avenue, Frederick, known as Citizens Care & Rehabilitation Center (skilled nursing home) and Montevue (assisted living facility) to Aurora Holdings VII, LLC, an affiliate of Aurora Health Management, LLC, a Maryland company; and
- (2) Retaining the sale proceeds to pay down the outstanding construction debt or to subsidize purchaser’s services on behalf of taxpayers.

PAST BPW ACTIONS

DGS Agenda Item 20-CGL[1/26/11]

BACKGROUND

The State granted Board of Trustees of the Community Foundation of Frederick County, Inc. (“Community Foundation”) \$200,000 in general-obligation bond proceeds as follows:

\$200,000.00

***Maryland Consolidated Capital Bond Loan of 2008 (LHI – Chapter 336, Acts of 2008),
DGS Item G135***

***“For the repair, reconstruction, and capital equipping of the Montevue Home, located
in Frederick.”***

Although the Community Foundation operated the property, Frederick County owns the property. When a general-obligation bond grantee does not own the property to be improved with the grant funds, the BPW requires the property owner to enter into the grant agreement as a beneficiary. The BPW, Community Foundation, and Frederick County entered into a grant agreement containing the standard language that prohibits the Community Foundation or Frederick County (as beneficiary) from selling, exchanging, giving away, transferring or disposing of the real property without BPW approval.

Frederick County has since realized the financial burden on its taxpayers to subsidize the nursing home and assisted living facility is not sustainable and determined it to be in the best interest of the taxpayers to sell the property. The County solicited proposals and negotiated a \$30 million

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 35-CGL (Cont.)

sales contract with Aurora Holdings VII, LLC. The contract also provides that the County will pay Aurora \$10.7 million over four years for continued care for residents. The County intends to use the balance of sale proceeds (\$19.3 million) to pay down debt incurred in constructing the facilities and to subsidize services over the next four years.

The Department of General Services recommends approval of the sale of the grant-funded property and of Frederick County retaining the sale proceeds. This recommendation takes into account that the County’s purchaser, Aurora, will continue to operate the facilities as skilled nursing and assisted living homes. Retaining the sales proceeds is conditioned on the County using those proceeds to pay down the outstanding construction debt or to subsidize purchaser’s services on behalf of taxpayers.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 36-CGL

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

*Board of Governors of the National Aquarium in Baltimore, Inc. (Baltimore City)
National Aquarium in Baltimore Infrastructure Improvements*

“To assist in infrastructure improvements, located in Baltimore City.”

\$2,500,000.00

*Maryland Consolidated Capital Bond Loan of 2012 (MISC, Chapter 444, Acts of 2012)
DGS Item G017, SL-002-100-038*

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 Board of Governors of the National Aquarium in Baltimore, Inc. has submitted evidence in the form of canceled checks and invoices that they have \$5,461,963.06 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 Governors of the National Aquarium in Baltimore, Inc. \$2,500,000.00 for eligible expenditures.

BACKGROUND

Total Project	\$19,000,000.00
12-G017 (This Action)	\$ 2,500,000.00
11-G013 (Prior Action)	\$ 1,000,000.00
10-G011 (Prior Action)	\$ 3,500,000.00
06-G200 (Prior Action)	\$ 1,000,000.00
06-G010 (Prior Action)	\$ 1,500,000.00
Local Cost	\$ 9,500,000.00

(Prior actions: 11/16/11 Agenda, Item 190-CGL; 9/1/10 Agenda, Item 30-CGL; 2/13/08 Agenda, Items 12-CGL.H, I; 11/18/09 Agenda, Item 18-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.

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 36-CGL

(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	

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 37-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. *Documents for certification of match were received by the Department of General Services prior to May 13, 2013.*

BACKGROUND

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

REMARKS

- (1) The grant agreement has been modified to include the County Executive and County Council of Montgomery County as "Beneficiary" throughout the document.
- (2) This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- (3) The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 37-CGL (Cont.)

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

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 38-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 Plumpton Park Zoological Gardens, Inc. (Cecil County)

Plumpton Park Zoological Garden

“For the construction and renovation of the Giraffe Conservation and Education Center, located in Rising Sun.”

\$100,000.00

*Maryland Consolidated Capital Bond Loan of 2011 (LHI - Chapter 396, Acts of 2011)
DGS Item G120 (SL-078-110-038)*

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 Plumpton Park Zoological Gardens, Inc. has submitted documentation that it has \$100,009.81 in a financial institution to meet the matching fund requirement for this project. *Documents for certification of match were received by the Department of General Services prior to May 31, 2013*

<u>BACKGROUND</u>	Total Project	\$200,000.00
	11-G120 (This Action)	\$100,000.00
	Local Cost	\$100,000.00

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

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 39-CGL

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

*Maryland National-Capital Park and Planning Commission (Montgomery County)
Poole's Store Restoration*

"For the construction, repair, and renovation of Poole's Store and the property, located in Poolesville."

\$50,000.00

*Maryland Consolidated Capital Bond Loan of 2011 (LSI - Chapter 396, Acts of 2011)
DGS Item G074, (SL-073-110-038)*

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 Maryland National-Capital Park and Planning Commission is utilizing the value of property to meet the matching fund requirement. The Department of General Services, Real Estate Office has accepted a value of \$760,000.00 for 16401 Old River Road in Poolesville. *Documents for certification of match were received by the Department of General Services prior to May 31, 2013.*

<u>BACKGROUND</u>	Total Project	\$997,412.00
	11-G074 (This Action)	\$ 50,000.00
	Local Cost	\$947,412.00

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 Comptroller may not disburse State funds until after the Office of 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

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 40-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 People’s Community Health Center, Inc.
(Anne Arundel County)*

Reece Road Community Health Center

“For the design, construction, and capital equipping of the Reece Road Community Health Center, located in Severn.”

\$250,000.00

*Maryland Consolidated Capital Bond Loan of 2011 (MISC - Chapter 396, Acts of 2011)
DGS Item G015, (SL-076-110-038)*

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 People’s Community Health Center, Inc. has submitted documentation that it has \$295,657.13 in a financial institution to meet the matching fund requirement for this project. *Documents for certification of match were received by the Department of General Services prior to May 31, 2013.*

BACKGROUND

Total Project	\$ 9,130,462.00
11-G015 (This Action)	\$ 250,000.00
Local Cost	\$ 8,880,462.00

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 Comptroller may not disburse State funds until after the Office of 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

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 41-CGL

Submission of a request from the *Board of Directors of the University of Maryland Medical System* (“UMMS”) that the Board of Public Works:

(1) Retroactively approve UMMS selling real property located at 601 South Charles Street, Baltimore, known as University Specialty Hospital (“USH”), to Walter J. Skayhan III & Associates, Inc., a Maryland corporation, which property was improved with State grant funds; and

(2) Allow UMMS to retain the sale proceeds for the specific purpose of applying the proceeds to the outstanding USH acquisition debt.

PAST BPW ACTIONS

DGS Agenda Item 13-CGL(A) [12/04/02]

DGS Agenda Item 25-CGL [11/16/11]

BACKGROUND

The State granted UMMS \$585,000 in general-obligation bond proceeds as follows:

\$130,000.00

Baltimore City - Deaton Specialty Hospital & Home Loan of 2001 (Chapter 663, Acts of 2001)

“For the planning, design, repair, renovation, construction, and capital equipping of the chronic inpatient ventilator services at Deaton Specialty Hospital and Home, located at 601 South Charles Street in Baltimore, Maryland.”

\$455,000.00

Maryland Consolidated Capital Bond Loan of 2010 (MHA – Chapter 483, Acts of 2010)

“To assist in the construction and renovation of an addition to the Oxygen Storage Facility at the University Specialty Hospital.”

The Board of Public Works and UMMS entered into grant agreements containing the standard language that prohibits UMMS from selling, exchanging, giving away, transferring or disposing of the real property without Board approval.

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 42-CGL

MARYLAND HIGHER EDUCATION COMMISSION

RECOMMENDATION

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

Harford Community College

Nursing & Allied Health Building - Construction

The new 51,628 GSF/ 28,924 NASF Nursing & Allied Health Building will provide expanded classroom and laboratory teaching spaces, and support spaces, to facilitate the current delivery and future growth of credit and non credit nursing and allied health programs.

\$8,740,000

Maryland Consolidated Capital Bond Loan of 2012, Item #019, \$4,037,000 (includes MHEC contingency allowance of \$312,000)

Maryland Consolidated Capital Bond Loan of 2013, Item #018, \$4,703,000
CC-07-MC/11/12/13-421

MATCHING FUND Harford Community College – \$6,425,000

Adjusted cost sharing for this encumbrance is 57.6 % State share, 42.4% 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	\$16,378,922	\$ 9,455,000	\$ 6,923,922
This Action	\$15,165,000	\$ 8,740,000	\$ 6,425,000
Previous Action-21-CGL 04/04/12	\$ 1,213,922	\$ 715,000	\$ 498,922

REMARKS

This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.

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 Harford Community College and signed by local authorities.

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CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 42-CGL (Cont.)

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

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 43-CGL

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

NAME OF GRANTEE/BORROWER

Associated Jewish Charities, Inc.
 101 West Mount Royal Avenue
 Baltimore, MD 21201

PROJECT NO. AND TITLE

Project No.: DDA-CB-29501-01;
 Acquisition: 4739 Bonnie Brae Road
 Baltimore, Maryland 21208

DESCRIPTION

Board of Public Works approval is requested for a State grant of \$129,863.00 to assist Associated Jewish Charities, Inc. in the cost of acquiring a three-bedroom, two- bathroom home at 4739 Bonnie Brae Road in Baltimore, Maryland. The home will provide housing for three adults with developmental disabilities.

APPRAISALS

Two appraisals were obtained as follows:

\$172,500.00 David Straitman, SRA, Avon Appraisers, LLC, Westminster, MD
 \$176,000.00 Michael P. Mongelli Jr., Baltimore, MD

Based on a review of these appraisals, the Department of General Services, Real Estate Office approved a fair market value of \$172,500.00. State participation is limited to the lesser of the value approved by the Department of General Services or acquisition cost. The contract price for the property is \$172,500.00.

AWARD AMOUNT

\$173,150.00*

*Eligible project costs include \$172,500.00 for acquisition and \$650.00 for appraisals for a total of \$173,150.00. The State is participating in 75% of the total eligible project costs or \$129,863.00.

Associated Jewish Charities, Inc. is a nonprofit organization providing quality, safe and low-cost housing units for adults with developmental disabilities.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 43-CGL (Cont.)

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 Baltimore 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

\$43,287.00 (25%) – Applicant’s Share
Mortgage Loan
\$129,863.00 (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 44-CGL

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

NAME OF GRANTEE/BORROWER Family Recovery Program, Inc.
239 N. Gay Street
Baltimore, MD 21202

PROJECT NO. AND TITLE Project No.: ADAA-CB-29201-01;
Acquisition and Design services of:
St. Katherine’s School Building
1209 N. Rose Street
Baltimore, MD 21213

DESCRIPTION Board of Public Works approval is requested for:
A State grant of \$504,750.00 to assist Family Recovery Program, Inc., a nonprofit organization, in the cost of acquisition of the property known as St. Katherine’s School located at 1209 N. Rose Street in Baltimore City. The site is improved with a 30,100 gross square foot four-story building.

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APPRAISALS

Two appraisals were obtained for the property; both have been reviewed by the Department of General Services. The appraisals are as follows:

\$680,000.00 Calvin Thomas, MAI, Columbia, MD.
\$690,000.00 Steven A. Metzbower, MAI, Columbia, MD.

Based on these appraisals, the Department of General Services approved the fair market value of the real estate at \$680,000.00. Family Recovery Program, Inc. has a contract of sale to purchase this property for \$673,000.00.

A State grant of \$115,250.00 to assist Family Recovery Program, Inc. in the cost of design services of the property known as St. Katherine’s School located at 1209 N. Rose Street in Baltimore City.

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REQUEST FOR PROPOSAL BIDDERS

\$ 279,525.00 Marks, Thomas Architects, Inc., Baltimore, MD.
\$ 300,000.00 Hord | Coplan | Macht, Inc., Baltimore, MD.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS**ITEM** 44-CGL (Cont.)

<u>AWARD</u>	\$279,525.00 Marks, Thomas Architects, Inc.
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<u>TOTAL AWARD AMOUNT</u>	\$952,525.00*
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REMARKS

*The eligible costs are \$673,000.00 for acquisition and \$279,525.00 for A/E design services for a total eligible cost of \$952,525.00. The State is participating in 65.1% of the total eligible cost. 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.

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

No State funds will be disbursed until the grantee has presented suitable evidence to the 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.

<u>FUND SOURCE</u>	\$332,525.00 (34.9%) – Applicant's Share Family Recovery Program, program funds
	\$620,000.00 (65.1%) – State's Share Community Health Facilities Funds 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	