CONSTRUCTION CONTRACT MODIFICATION

ITEM 1-C-MOD

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

Deer’s Head Hospital Center
Salisbury, MD
(Wicomico County)

CONTRACT NO. AND TITLE

Project No: H-053-100-001;
Kidney Dialysis Unit Addition and Renovate Unit 1 North
ADPICS NO. COF31540

ORIGINAL CONTRACT APPROVED

8/22/2012 BPW/DGS Agenda Item 1-C

CONTRACTOR

Whiting-Turner Contracting Company
Cambridge, MD

CONTRACT DESCRIPTION

Approval is requested for a contract that provides for the construction of a new 7,870 gsf, attached, one-story Kidney Dialysis Unit addition with 27 dialysis stations. In addition, the contract calls for the renovation of the 6,710 gsf Unit 1 North, comprising of the existing dialysis area to be renovated for administrative and support use.

MODIFICATION DESCRIPTION

Change Order covers the cost to provide and install a new reverse osmosis (RO) system as supplied by Performance Water Systems. The change order will also include a compensable time extension of 35 calendar days.

TERM OF ORIGINAL CONTRACT 550 Calendar Days

TERM OF MODIFICATION 35 Calendar Days

AMOUNT OF ORIGINAL CONTRACT $5,259,921.00

AMOUNT OF MODIFICATION $176,631.00

PRIOR MODIFICATIONS/OPTIONS $78,874.00

REVISED TOTAL CONTRACT AMOUNT $5,515,426.00
CONSTRUCTION CONTRACT MODIFICATION

ITEM 1-C-MOD (Cont.)

PERCENT +/- (THIS MODIFICATION) 0.033%

OVERALL PERCENT +/- 0.048%

ORIGINAL PROCUREMENT METHOD Competitive Sealed Bids

ORIGINAL MBE PARTICIPATION 29.42%

MBE COMPLIANCE 19.6%

REMARKS Contract time will be extended by thirty-five (35) compensable calendar days. The previous completion date of August 6, 2013 will be revised to December 4, 2013.

The new RO system is needed to perform the required dialysis treatments. The Using Agency requested the upgrade in order to ensure that the adjoining components per the contract would both match and function as planned.

FUND SOURCE $139,002.00 MCCBL 2012/Item 014
(Equipment-Provide funds to equip the kidney dialysis unit at the Deer’s Head Center)

$37,629.00 MCCBL 2011/Item 011
(Construction-Provide funds to complete design and construct a new kidney dialysis unit and renovate the existing kidney dialysis unit for administrative purposes at Deer’s Head Hospital Center.)

RESIDENT BUSINESS Yes

Board of Public Works Action - The above referenced Item was:
APPROVED       DISAPPROVED       DEFERRED       WITHDRAWN
WITH DISCUSSION WITHOUT DISCUSSION
DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT MODIFICATION

ITEM 2-C-MOD

MILITARY DEPARTMENT
Dundalk Readiness Center
Baltimore, MD
(Baltimore County)

PROJECT NO. AND TITLE
Project No: M-591-120-004;
Design and Construction of Alterations and
Addition to the Readiness Center
ADPICS NO.: COF31542

ORIGINAL CONTRACT APPROVED
9/19/2012 DGS/BPW Agenda Item 3-C;

CONTRACTOR
Whiting-Turner Contracting Company
Towson, MD

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

MODIFICATION DESCRIPTION
Change Order covers the cost to remove
existing utility poles and related cables and to install a new underground utility system and land
the new cables onto relocated utility poles along the north and south boundaries. The
underground system is a requirement per the Public Service Commission (PSC). The contract
does not include the relocation of BGE and Verizon lines. The contract time is unchanged.

TERM OF ORIGINAL CONTRACT
730 Calendar Days

TERM OF MODIFICATION
0 Calendar Days

AMOUNT OF ORIGINAL CONTRACT
$14,292,084.00

AMOUNT OF MODIFICATION
$136,062.00

PRIOR MODIFICATIONS/OPTIONS
$54,340.00

REVISED TOTAL CONTRACT AMOUNT
$14,482,486.00
DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT MODIFICATION

ITEM 2-C-MOD (Cont.)

PERCENT +/- (THIS MODIFICATION) 0.009%

OVERALL PERCENT +/- 0.013%

ORIGINAL PROCUREMENT METHOD Multi-Step Competitive Sealed Bids

ORIGINAL MBE PARTICIPATION 39.4% (28% African American, 8% Asian American owned)

MBE COMPLIANCE pending

REMARKS The contract documents did not address the relocation of the site utilities, mainly, the BGE and Verizon poles and cables. In order to properly develop the newly acquired property, the existing BGE and Verizon utility poles along with the cables need to be relocated along the north to south boundary. In addition to the relocating the poles, the pre-existing easement agreement was broad in scope thereby allowing BGE and Verizon unlimited access to the site; this too needed to be corrected and reassigned so that the utility easement is limited to the north to south boundary within the limits of 10 feet from the property line. Due to requirements by the PSC, the new utilities are to be located underground and are to terminate at utility poles at each end of the property.

FUND SOURCE $102,046.50 75% Federal CA 2013/002
$ 34,015.50 25% MCCBL 2012/Item 011
(Provide funds for land acquisition design and construction of alterations and an addition to the Dundalk Readiness Center- Baltimore County.)

RESIDENT BUSINESS Yes

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN
WITH DISCUSSION WITHOUT DISCUSSION
MAINTENANCE CONTRACT

ITEM 3-M

MARYLAND STATE POLICE Forensic Science Division (FSD)

CONTRACT NO. AND TITLE Medical Hazardous Waste Disposal Services
Forensic Division Labs
ADPICS NO. 001B4400083

CONTRACT DISCRIPTION Approval is requested for a contract for a period of five (5) years to provide Medical Hazardous Waste Disposal at the Maryland State Police- Forensic Division Labs located at the following locations.

Pikesville, MD
Berlin, MD
Hagerstown, MD
Middle River, MD (Aviation Division – Headquarters)

PROCUREMENT METHOD Competitive Sealed Bids
(Small Business Reserve)

BIDS OR PROPOSALS Only one bid received

AWARD Kalyani Environmental Solutions
Baltimore, MD.
(MDOT Certified MBE #13-001,
SBR #12-3869)

TERM 10/7/2013-10/6/2018 (5 Years)

AMOUNT $170,750.00 Est.

MBE PARTICIPATION 100% Prime Contractor

REMARKS A notice of availability of an Invitation for Bids (IFB) was posted on the DGS Web Site, Bid Board and eMarylandMarketplace.com. as a Small Business Reserve (SBR) Procurement on June 4, 2013. Five (5) firms were directly solicited and thirty-four (34) firms were solicited thru eMarylandMarketplace. One (1) priced bid was received.
DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 3-M (Cont)

The recommended contractor, Kalyani Environmental Solutions, has been found to be a responsive and responsible vendor. Kalyani Environmental Solutions is SBE certified (SB12-3869) with DGS in addition to an MDOT certified MBE (#13-001).

The Forensic Science Division is the leading Forensic Laboratory in the state of Maryland. This results in a large amount of medical and other laboratory waste which needs to be disposed of in a proper manner.

The Contractor shall provide the FSD with adequate services for handling, treating, transporting and disposing of Special Medical Waste in accordance with all Maryland laws and regulations in addition to all codes and regulations set forth by the Department of Health and Mental Hygiene which are intended to ensure safety in handling infectious agents and that arise from the Health-General Article, Title 17, of the Annotated Code of Maryland.

A survey was conducted by the Procurement Officer to other bidders that demonstrated an interest under the last solicitation procured by the Using Agency. The Procurement Officer contacted other firms as to why bids were not submitted. These explanations included: 1) Did not have the proper licenses to handle and dispose of hazardous waste, and 2) Although notified, the company is currently in vacation mode and missed it.

The original price of $1,450.00 quoted on eMarylandMarketplace only accounted for a single pickup of the various containers from different locations. The award amount of $170,750.00 accounts for the estimated frequency of pickups over the five-year term of this contract.

FUND SOURCE

W00 41711 0899
(State Police Operating Funds)

RESIDENT BUSINESS

Yes

TAX COMPLIANCE NO.

13-1957-0110

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

APPROVED  DISAPPROVED  DEFERRED  WITHDRAWN

WITH DISCUSSION  WITHOUT DISCUSSION
GENERAL MISCELLANEOUS

ITEM 4-GM

REFERENCE In accordance with provisions of the State Finance and Procurement Article, Section 8-301, Annotated Code of Maryland, the Board of Public Works approval is requested for the use of General Obligation Bond funding for the contract(s) noted below in the total amount of $139,682.00 (2 items).

A. Department of Public Safety and Correctional Services Central Maryland Correctional Facility Sykesville, MD

DESCRIPTION This project provides A/E design for the construction of a new outdoor wheelchair lift at the main entrance, a new Limited Use Limited Access (LULA) two-story elevator for the 256 bed housing unit, and ADA modifications to the restroom and shower in “A” building at the Central Maryland Correctional Facility.

REMARKS This project is being awarded through Indefinite Quantity Contract (IQC) DGS-11-009-IQC which was developed for DGS to provide civil investigative, design and engineering services and land surveying services for multiple construction projects with fees greater than $25,000.00, but less than $200,000.00. Under this agreement individual contract awards may not exceed $200,000.00.

CONTRACT NO. & TITLE Project No. KS-593-131-001; New ADA Access Ramp and Wheel Chair Lifts

PROCUREMENT METHOD Maryland Architectural and Engineering Services Act

AWARD Rummel, Klepper & Kahl, LLP Baltimore, MD

AMOUNT $59,920.00

MBE PARTICIPATION 25% (No Split)

FUND SOURCE MCCBL 2011/Item 001 (Provide funds to design and construct handicapped accessibility modifications at State-owned facilities.)
GENERAL MISCELLANEOUS

ITEM 4-GM (Cont.)

B. Military Department Laurel Armory

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

REMARKS Indefinite Quantity Contract (IQC) DGS-11-006-IQC was developed for DGS to provide roofing design and engineering services for multiple construction projects with fees $100,000 or less.

CONTRACT NO. & TITLE Project No. M-872-130-001; Replace Roof

PROCUREMENT METHOD Maryland Architectural and Engineering Services Act

AWARD A S Architects, Inc. Linthicum, MD

AMOUNT $79,762.00

MBE PARTICIPATION 7.41%

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

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 5-RP

DEPARTMENT OF HEALTH AND MENTAL HYGIENE
Crownsville Hospital Center
Cottages 37, 39 and 45
Crownsville, MD (Anne Arundel County)
File No. 00-8531

REFERENCE
Approval is requested for the demolition of 3 cottages at the Crownsville State Hospital Center in Anne Arundel County. This includes cottages 37, 39 and 45. There is no future use for these cottages due to their condition. Cottages 37 and 45 are both in poor condition, and cottage 39 collapsed during a snow storm in December 2009.

PROPERTY
Crownsville State Hospital Center
1520 Crownsville Rd.
Crownsville, MD 21032

REMARKS
1. The Clearinghouse conducted an intergovernmental review of the project under MD20130805-0592. The Clearinghouse recommended to change the use and demolish Cottages 37, 39 and 45 at the former Crownsville Hospital Center. It is also recommended that the Applicant and any future property owners should comply with the Guiding Principles. In 2007, the Guiding Principles were created by an interagency work group to serve as guidance for the possible redevelopment of the former Crownsville Hospital Center.

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

LANDLORD LEASE

ITEM 6-LL

DEPARTMENT OF GENERAL SERVICES Annapolis, MD
(Anne Arundel County)

Tenant Historic Annapolis
18 Pinkney St.
Annapolis, MD 21401

Property Location 77 Main St.
Annapolis, MD 21401

Reference Reference is made to the Board of Public Works Action Agenda of March 7, 2001, Item 8-L, wherein the Board approved a Master Lease Agreement from the State of Maryland, through the Department of General Services, Lessor, to Historic Annapolis, Inc., Lessee, for 11 properties. The Master Lease commenced on March 7, 2001 for a term of 30 years. The Master Lease provides that the 11 properties will be used for general public use and historical preservation purposes.

Effective July 1, 2004, in accordance with the terms of the Master Lease, the State of Maryland exercised its right to terminate properties from the Master Lease and took possession of 1 State Circle, also known as the Old Treasury Building, leaving ten (10) properties under the stewardship of Historic Annapolis, Inc.

The Master Lease further provides that subject to Board of Public Works approval, the Historic Annapolis, Inc. may sub-lease the properties to generate income to maintain and restore the properties under the agreement.

The Board of Public Works is now requested to approve the subleasing of the following property:

77 Main St. Sub-Lessee: RockHopper Group, LLC
dba Atlantis WeatherGear, Inc.
Five (5) years
$70,875.00 per annum Retail

Special Conditions
1. The Sub-Lessee shall not make any alteration, addition or improvement to the Demised Premises without first obtaining the Sub-Lessor’s written approval.
LANDLORD LEASE

ITEM 6-LL (Cont.)

2. The Sub-Lessee shall be responsible for and obtain all permits, licenses, inspections and approval required for its use and occupancy of the Demised Premises and shall deliver to the Sub-Lessor copies of all necessary permits, licenses, inspections and approvals prior to taking any action requiring such permits, licenses, inspections and approvals.

3. The Sub-Lessee shall maintain the Demised Premises, including all improvements, in a neat, orderly, safe and habitable condition.

4. This sublease is contingent upon the continuation by the State of Maryland of the Master Lease. The Master Lease is an exhibit to the sublease.

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  7-CGL

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

GRANTEE
Housing Unlimited, Inc.
1398 Lamberton Dr., Suite G1
Silver Spring, MD 20902

PROJECT
MHA-CB-20805-09: Acquisition
19436 Sandy Lake Dr.
Gaithersburg, MD 20879

DESCRIPTION
Approval is requested for a grant of $185,850.00 for
the acquisition of a three-bedroom home at 19436 Sandy Lake Dr., Gaithersburg, MD 20879.

APPRaisALS
$247,000.00 Laura Lamb, Laytonsville, MD
$248,000.00 Virginia Timian, Laurel, MD

Based on these appraisals, DGS approved the fair market value of the real estate at $247,000.00.

Housing Unlimited, Inc. has a contract of sale to purchase the condominium for $247,000.00.

Eligible acquisition costs are $247,800.00. This includes $247,000.00 for acquisition and $800.00 for appraisals.

REMARKS

1) Grantee is a nonprofit organization.
2) This acquisition will provide housing for two mentally ill individuals.
3) No State funds will be disbursed until the grantee has presented suitable evidence to the
   Office of the Comptroller that it has expended the required matching funds.

FUND SOURCE
$61,950 (25%) – Grantee (DHCD - Deferred
Payment Loan)
$185,850 (75%) – MCCBL 2010/Community
   Health Facilities Fund

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

APPROVED  DISAPPROVED  DEFERRED  WITHDRAWN

WITH DISCUSSION  WITHOUT DISCUSSION