

# DEPARTMENT OF GENERAL SERVICES

# Items to be presented to the Board of Public Works

November 6, 2013

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### CONSTRUCTION CONTRACT

ITEM 1-C

<u>DEPARTMENT OF HEALTH AND</u> <u>MENTAL HYGIENE</u>	Deer's Head Hospital Center 351 Deer's Head Hospital Rd. Salisbury, MD 21802
CONTRACT NO. AND TITLE	Project No. H-453-131-001; Refurbish West Elevator ADPICS NO. 001B4400202

DESCRIPTION

Approval is requested for a contract that

provides services for complete elevator system upgrades, upgrade of electrical systems and components serving the elevator, upgrade associated elevator machine room HVAC systems, upgrades to existing fire alarm systems, demolition of existing elevator equipment, associated fire stopping, patching, repairs and work shall include replacement of one elevator as well as replacement of an existing panel board at the Deer's Head Hospital Center in Salisbury, MD.

PROCUREMENT METHOD	Competitive Sealed Bids
BIDS OR PROPOSALS	Only one bid received
AWARD	Delaware Elevator, Inc., Salisbury, MD.
AMOUNT	\$252,560.00
TERM	210 Days from Notice to Proceed
MBE PARTICIPATION	16%
PERFORMANCE BOND	100% of Full Contract Amount
HIRING AGREEMENT ELIGIBLE	No

## **REMARKS**

estimate is \$420,000.00.

A notice of availability of an Invitation to Bid (ITB) was posted on DGS's Web Site, Bid Board, and eMaryland Marketplace.com. 439 potential bidders were contacted. The recommended awardee, Delaware Elevator, Inc., confirmed its bid. The MBE goal of 15% for this project was exceeded. The Government

### **CONSTRUCTION CONTRACT**

#### **<u>ITEM</u>** 1-C (Cont.)

Bids were originally due on 7/30/2013. It was extended to 8/16/2013 in an attempt to receive additional response.

The other prospective bidders were contacted to determine their reason for not submitting a bid. Three companies indicated the location of this project is outside their territory. One company is a start-up company and the scope of work is outside their capability. A fifth company stated they could not compete with Delaware Elevator in this area.

Delaware Elevator's bid was significantly lower than the engineer's estimate but after the cost breakdown was evaluated, the bid was determined to be acceptable. A few factors for the difference in the estimate and bid are: the estimate was very conservative given the location of the project, Delaware Elevator has a local branch near the facility, they recently refurbished the other elevators at the facility and they currently have the maintenance contract on the other elevators.

It is evident that other prospective bidders had ample opportunity to respond to this solicitation and it is in the best interest of the State to award this contract to the single responsive and responsible bidder.

The elevator is currently out of service and not repairable which is negatively impacting the facility's ability to serve their patients.

FUND SOURCES	MCCBL 2012/Item 007 (Provide funds for the State Capital Facilities Renewal Program-Statewide.)
RESIDENT BUSINESS	Yes
MD TAX CLEARANCE	13-2326-1111

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

APPROVED E

DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION

### CONSTRUCTION CONTRACT MODIFICATION

ITEM 2-C-MOD

**DEPARTMENT OF NATURAL RESOURCES** Ocean City, MD

CONTRACT NO. AND TITLE	Project No. F-024-100-003; Dune Vegetation Maintenance and Fence Repair ADPICS NO. COF34212
ORIGINAL CONTRACT APPROVED	3/24/2010 DGS/BPW Item 4-M
CONTRACTOR	Environmental Quality Resources, LLC Arbutus, MD

### **CONTRACT DESCRIPTION**

This project requires the contractor to provide all materials, equipment, supplies, etc., in performing all operations in connection with removing/replacing Dune fencing, repairing Dune crossovers and re-establishing Dune vegetation, including 1,200 sections of rope fence, 9,000 sections of sand fence, 4,500 lf of clay crossovers, 120,000 sq yd. of beach grass and trimming 60,000 sq yd of beach grass. This project has been bid as a three year project.

#### **MODIFICATION DESCRIPTION**

Change Order covers the cost for additional quantities that were needed to complete the contract as described under the base contract. The unit price items needed to complete the base contract work are as follows:

Remove and replace rope fence (ea) Remove and replace sand fence (ea) Wood handrail at vehicle crossing (lf) Re-alignment of pedestrian crossing (ea) Formatted: Bullets and Numbering

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In addition, DNR requested the purchase of additional materials for future use; they are as follows:

4" x 4" x 8' Posts (ea) Sand Fence Rolls (ea)

## **TERM OF ORIGINAL CONTRACT**

180 Calendar Days per year from 4/1/2010-3/31/2012

**TERM OF MODIFICATION** 

0 Calendar Days

# CONSTRUCTION CONTRACT MODIFICATION

ITEM 2-C-MOD (Cont.)	
AMOUNT OF ORIGINAL CONTRACT	\$830,910.30 (3 Years)
AMOUNT OF MODIFICATION	\$75,995.60
PRIOR MODIFICATIONS/OPTIONS	\$89,913.82 (CO #2 added 915 calendar days to align BPO and bid documents.)
REVISED TOTAL CONTRACT AMOUNT	\$996,819.72
PERCENT +/- (THIS MODIFICATION)	0.091%
OVERALL PERCENT +/-	1.199%
ORIGINAL PROCUREMENT METHOD	Competitive Sealed Bids
ORIGINAL MBE PARTICIPATION	20%
MBE COMPLIANCE	46%
<b><u>REMARKS</u></b> : to perform work as described in the base contract. enough unit quantities for the work that was needed period. In addition, DNR requested the purchase of relates to the work performed under this contract.	to be performed over the entire three year
FUND SOURCE	\$37,997.80 POS 04 Item 384 \$37,997.80 KOO-2013.08.09 IO553
<u>RESIDENT BUSINESS</u>	Yes

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DI	SCUSSION	WITHOUT I	DISCUSSION

### A/E SERVICE CONTRACT

ITEM 3-AE

**DEPARTMENT OF GENERAL SERVICES** Statewide

### CONTRACT NO. AND TITLE

Project No. DGS-12-200-IQC; Professional Services Agreement to to Provide Construction, Inspection, and Testing Services (CITS) for Multiple Construction Projects with Fees Less than \$200,000.00 ADPICS NO. See below

#### **DESCRIPTION**

Approval is requested for an Indefinite

Quantity Contract to provide construction, inspection, and testing services (CITS) to DGS on an as needed basis. The proposed agreement will be effective for two (2) years with 1 two-year renewal option. Individual projects awarded under this agreement may not exceed \$200,000.00. However, the selected firms may be awarded more than one project. The aggregate fee for the total of projects awarded to any firm may not exceed \$500,000.00

#### PROCUREMENT METHOD

Maryland Architectural and Engineering Services Act

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	Qualification and	<u>Project</u>	<u>Contract</u>
BIDS OR PROPOSALS	Tech. Scores	Limit	Limit
Alpha Corporation Baltimore, MD	92%	\$200,000.00	\$500,000.00
KCI Technologies Sparks, MD	90%	\$200,000.00	\$500,000.00
Specialized Engineering. Frederick, MD	_	N/A	N/A
Sidhu Associates, Inc. Hunt Valley, MD	-	N/A	N/A
AWARDS	Alpha Corpo Baltimore M		

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**AMOUNT** 

Baltimore, MD KCI Technologies Sparks, MD \$ 500,000.00 Est. (Per firm base contract)

\$ 500,000.00 Est. (Per firm-2-year renewal option) <u>\$1,000,000.00</u> Est. Total Per Firm (4 years) \$4,000,000.00 Est Total

### **A/E SERVICE CONTRACT**

**ITEM** 3-AE (Cont.)

#### **MBE PARTICIPATION**

Actual participation goals to be set on a task order basis

**REMARKS** At the July 18, 2013 public meeting of the General Professional Services Selection Board, the Chairman of the Qualification Committee reported that two (2) of the four (4) firms which submitted technical proposals achieved the minimum qualifying score of 85% and were potentially eligible to provide the required services. The Committee asked the Board to authorize the request of price proposals from the top two (2) scoring firms.

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

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

At the September 20, 2013 public meeting of the General Professional Services Selection Board, the Chairman of the Negotiation Committee certified to the General Board that the negotiations were conducted in accordance with the regulations governing the Negotiation Committee and that the price proposals were determined to be fair, competitive, and reasonable. The price proposals and the scope of services represented by the price proposals were reviewed by the General Professional Services Selection Board. The price proposals were accepted by the General Board as fair, competitive, and reasonable as required by Title 13-308 of the State Finance and Procurement Article, Annotated Code of Maryland.

### A/E SERVICE CONTRACT

ITEM 3-AE (Cont.)

The Negotiation Committee's recommendation was approved by the General Professional Services Selection Board on September 20, 2013 with the exception that the contract will not include the option for a second 2-year term, and is recommended to the Board for approval.

None of the recommended firms is an MDOT certified MBE firm. A 29% MBE participation goal has been assigned to each of the two contracts awarded under this action. Each project/task order to be assigned under the terms of this indefinite delivery contract will be reviewed to determine the MBE participation to be achieved on that project.

FUND SOURCES	Various	
<b>RESIDENT BUSINESSES</b>	Yes for all	
MD TAX CLEARANCE	TAX COMPLIANCE	ADPICS NOS.
Alpha Corporation.	13-2581-1111	001B4400225
KCI Technologies Sparks, MD	13-2594-1110	001B4400226

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

APPROVED

DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION

### A/E SERVICE CONTRACT

ITEM 4-AE

DEPARTMENT OF GENERAL SERVICES	Anne Arundel County, MD
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Project No. BA-988-130-001
Design a Lobby Addition and New
One-Story Parking Deck for the
Murphy Court of Appeals Building,
Annapolis, MD
ADPICS NO.001B4400233

#### **DESCRIPTION**

Approval requested to provide architectural/engineering design, and construction administration services for the construction of a new lobby addition onto the front of the building, design a one story parking deck onto the west side of the building, and renovate the lobby, all to provide increased security and make the building very accessible for handicapped visitors and employees.

### **PROCUREMENT METHOD**

Maryland Architectural and Engineering Services Act

BIDS OR PROPOSALS	<b>Qualification</b>
Bushey Feight Morin / Ricci Green Joint Venture	94%
Hagerstown, MD	
The Lukmire Partnership Rockville, MD	88%
Richter Cornbrooks Gribble Architects	85%
Baltimore, MD	
Collimore Architects Baltimore, MD	_
Bignell Watkins Hasser Annapolis, MD	_
AWARD	Bushey Feight Morin / Ricci Green
	JointVenture Hagerstown, MD
<u>AMOUNT</u>	\$323,264.00
	9 Months
<u>TERM</u>	8 Months
MBE PARTICIPATION	30% (6% African American, 1% VSBE)
	sove (over an ear an energian, 170 v SDE)
PERFORMANCE BOND	N/A
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### **A/E SERVICE CONTRACT**

#### ITEM 4-AE (Cont.)

**<u>REMARKS</u>** This solicitation was advertised on *eMaryland Marketplace.com* on April 1, 2013. Twenty-one (21) firms submitted Letters of Interest and ten (10) submitted technical proposals. Of the five (5) scored technical proposals received, three (3) achieved the minimum qualifying score of 85%.

It was determined that a Second Phase Review Panel evaluation was not required. At the meeting of July 18, 2013, the General Professional Services Selection Board (GPSSB) approved the Qualification Committee's recommendation of the ranking of the firms and authorized negotiations with the top ranked firm of Bushey Feight Morin / Ricci Green Joint Venture.

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

The negotiated price proposal and the scope of services represented by the price proposal were reviewed by the General Board and approved as required by Title 13-308 of the *State Finance and Procurement Article, Annotate Code of Maryland.* Approval is requested for all six phases.

FUND SOURCE	MCCBL 2012 Item 009 (Provide funds to design lobby and ADA improvements at Courts of Appeals building-Anne Arundel County)
RESIDENT BUSINESS	Yes
MD TAX CLEARANCE	13-2331-0111

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

APPROVED

DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION

15.2%

#### DEPARTMENT OF GENERAL SERVICES ACTION AGENDA

### **A/E SERVICE CONTRACT**

ITEM 5-AE

### MARYLAND DEPARTMENT OF VETERAN AFFAIRS

### **CONTRACT NO. & TITLE**

Project No. VC-002-120-002; Expansion of Burial Capacities Phase III at Crownsville Veterans Cemetery ADPICS NO.001B4400232

#### **DESCRIPTION**

Approval requested to provide

architectural/engineering design for the expansion of the burial capacity of the Crownsville Veterans Cemetery by designing 4,100 gravesites with pre-placed crypts, above-ground columbarium units totaling 1,100 niches and 1,100 in-ground cremains sites in order to meet the ten year burial needs. This project will also include the design of a 955-NSF addition to the Administrative building, as well as a new 4-bay bulk storage building. This 11-acre expansion project will also provide the supporting site infrastructure systems of roads, irrigation, and landscaping. The A/E will also develop a master plan for the site.

#### PROCUREMENT METHOD

Maryland Architectural and Engineering Services Act

<b>BIDS OR PROPOSALS</b> Whitney Bailey Cox & Magnani Baltimore, MD A Morton Thomas & Associates Inc Rockville, MD Huron Consulting Germantown, MD Brudis & Associates, Inc. Columbia, MD EBA Engineering, Inc. Baltimore, MD	Qualification           93%           85%           83%           -           -
AWARD	Whitney Bailey Cox & Magnani Baltimore, MD
AMOUNT	\$601,645.00
<u>TERM</u>	12 Months
<b>MBE PARTICIPATION</b>	43.1% (21.3% African American, Women Owned)
PERFORMANCE BOND	N/A

### **A/E SERVICE CONTRACT**

### ITEM 5-AE (Cont.)

**<u>REMARKS</u>** This solicitation was advertised on *eMarylandMarketplace.*com on 4/15/2013. Ten (10) firms submitted Letters of Interest and Six (6) submitted technical proposals, with one firm deemed non-responsive.

Two (2) firms met the minimum qualifying score of 85%. At the meeting of 7/18/2013, the General Professional Services Selection Board (GPSSB) approved the Qualification Committee's recommendation of the ranking of the firms and authorized negotiation with the top ranked firm of Whitney Bailey Cox & Magnani.

At the 7/18/2013 meeting of the GPSSB, the chairman of the Negotiation Committee certified that the negotiations were conducted in accordance with the regulations governing the Negotiation Committee, that the price proposal was based upon the scope of services outlined in the project program and DGS procedures for providing architectural/engineering services, and that the negotiated price proposal was fair, competitive, and reasonable.

The negotiated price proposal and the scope of services represented by the price proposal were reviewed by the General Board and approved as required by Title 13-308 of the *State Finance and Procurement Article, Annotate Code of Maryland*. Approval is requested for all six phases.

FUND SOURCE	CA13/003
RESIDENT BUSINESS	Yes
MD TAX CLEARANCE	13-2751-0111

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

APPROVED

DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION

#### **MAINTENANCE CONTRACT**

ITEM 6-M

#### **DEPARTMENT OF GENERAL SERVICES** George M. Taylor District Court/Multi-Service Center (DCMSC) Glen Burnie, MD

#### **CONTRACT NO. AND TITLE**

Project No. 001IT819241; Janitorial Services ADPICS NO. 001B4400178

#### DESCRIPTION

Approval is requested for a contract to provide janitorial services for the George M. Taylor District Court/Multi-Service Center, Glen Burnie, MD.

### **PROCUREMENT METHOD**

**BIDS OR PROPOSALS** 

Power Cleaning Professionals, Inc., Balto., MD ACCLAIM USA, INC., Upper Marlboro, MD Shine Brite Finishings, Waldorf, MD Multicorp, Westminster, MD Alianza Building Services, Inc., Gaithersburg, MD \$340,442.30 G&LB Enterprises, Inc., Pikesville, MD Cleaning 2 Perfection, LLC, Suitland, MD WeKleen, Inc., Waldorf, MD Makro Services, Inc., Gaithersburg, MD LSI 3 Properties, LLC, Baltimore, MD Environmental Facilities Services, Inc. Bethesda, MD

#### AWARD

TERM

Competitive Sealed Bids (Small Business Reserve)

#### AMOUNT \$203,940.00

\$215.515.98 \$287,732.64 \$293,097.00 \$384,026.16 \$386,058.00 \$388,237.19 \$394,693.16 \$432,778.79 \$560,959.78

Power Cleaning Professionals, Inc. Baltimore, MD (SBR# 12-8032)

11/14/2013 - 11/13/2016 (W2 one year renewal options)

#### MAINTENANCE CONTRACT

ITEM 6-M (Cont.)

**AMOUNT** 

\$203,940.00 (3 year base contract) \$ 67,980.00 (1<sup>st</sup> renewal option) <u>\$ 67,980.00 (2<sup>nd</sup> renewal option)</u> \$339,900.00 (Total 5 years)

#### **MBE PARTICIPATION**

5%

**REMARKS** A notice of availability of an Invitation for Bids (IFB) was posted on the DGS Web Site, Bid Board, and *eMaryland Marketplace.com*. This solicitation was advertised as a Small Business Reserve procurement. Approximately one hundred fifty-four (154) vendors received notification of this solicitation, directly from eMaryland Marketplace. In addition, one hundred seventy-nine (179) firms in the Small Business Reserve Directory and three hundred forty-three (343) firms in the Minority Business Enterprises Directory were directly notified via email of the current procurement opportunity.

Seventeen (17) responses and one (1) no bid notice were received for the bid opening by August 16, 2013, with fifteen (15) registered as Small Business (SBR) and seven (7) registered as a Minority Business Enterprise (MBE). Of the seventeen (17) responses, six (6) bids were rejected as either non responsive or not responsible.

By letter dated June 5, 2013, Maryland Works waived their interest in this contract.

This contract will require the recommended awardee to furnish all labor, equipment and supplies necessary to perform the daily, weekly, monthly, semi-annual and annual cleaning of the facility in strict conformance with the methods and conditions specified in the solicitation.

The recommended awardee, Power Cleaning Professionals, Inc. has been found to be responsive and responsible and has confirmed their bid.

The Contractor is required to use certified Green Products in the performance of this contract. Furthermore, the Contractor is required to purchase all supplies, including certified Green Products, from Blind Industries and Services of Maryland (BISM) to the extent that such items are available.

FUND SOURCE

H00 33151 0813 (DGS Operating Funds)

### MAINTENANCE CONTRACT

ITEM 6-M (Cont.)

**RESIDENT BUSINESS** 

Yes

MD TAX CLEARANCE

13-2405-1111

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

APPROVED

DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION

### MAINTENANCE CONTRACT

ITEM 7-M **DEPARTMENT OF GENERAL SERVICES** Carter State Office Building/ Multi Service Center Leonardtown, MD. **CONTRACT NO. AND TITLE** Project No. MDDGS31009442 Unarmed Uniformed Guard Services ADPICS NO. 001B4400198 DESCRIPTION Approval is requested for a contract to provide unarmed uniformed guard services at the Carter State Office Building District Court Multi-Service Center. **PROCUREMENT METHOD** Competitive Sealed Bids (Small Business Reserve) **BIDS OR PROPOSALS** AMOUNT KR Contracting, Inc - Hagerstown, MD \$331.430.40 Strategic Protective Inc Lanham, MD \$338,795.52 Twenty-Nine Sixteen Protective Guard \$352,048.08 Services, Inc Lutherville, MD Centennial Protective Group Timonium MD \$352,212.00 Securemedy, Incorporated Waldorf MD \$363.635.04 Amazing Security & Investigations, LLC \$399,132.96 College Park MD Evergreen Protective Services LLC Greenbelt MD \$419,424.00 All American MD, LLC Charlotte Hall, MD \$449,575.44 Security1Solutions Gaithersburg, MD \$454,998.00 Legal Services Associates, Inc Baltimore, MD \$465,618.96 American National Protective Services \$480,048.00 Capital Heights MD ISS Action, Inc Olney, MD \$549,545.04 AWARD KR Contracting, Inc Hagerstown, MD

TERM

11/15/2013 - 11/14/2016

(SBR # 11-1450)

### **MAINTENANCE CONTRACT**

7-M (Cont.) ITEM

AMOUNT	\$331,430.40 (3 years)	
MBE PARTICIPATION	2%	

**MBE PARTICIPATION** 

#### HIRING AGREEMENT ELIGIBLE Yes

REMARKS A notice of availability of a Invitation for Bids (IFB) was posted on DGS's Web Site, Bid Board and eMaryland Marketplace.com as a Small Business Reserve Procurement. Thirteen (13) bids were received with one found to be non responsive for the bid opening on July 9, 2013.

The recommended contractor, KR Contracting, Inc has been found responsive and responsible and has confirmed their bid price and the agency has approved funding.

DGS Operating Funds H00 14 33641 0823 H00 15 33641 0823 H00 16 33641 0823
Yes
13-2243-0111

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

APPROVED

DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION

### MAINTENANCE CONTRACT

<u>ITEM</u> 8-M

### DEPARTMENT OF GENERAL SERVICES Mary E. W. Risteau Distric Service Center

Mary E. W. Risteau District Court/Multi-Service Center Bel Air, MD

### **CONTRACT NO. AND TITLE**

Janitorial Services; ADPICS NO.001B4400177

DESCRIPTION Approval is requested to provide janitorial services for the Mary E. W. Risteau DC/MSC at 2, South Bond St., Bel Air, MD.

#### **PROCUREMENT METHOD**

Competitive Sealed Bids (Small Business Reserve)

#### BIDS OR PROPOSALS City Solutions LLC, Glenn Dale, MD

AMOUNT \$179,975.76

Power Cleaning Professionals Inc., Baltimore, MD	\$191,082.00	
ReadyClean Industrial Services Inc., Baltimore, MD\$255,267.00		
Multicorp, Westminster, MD	\$261,000.00	
Preferred Cleaning LLC, Perryville, MD	\$303,732.00	
Makro Services Inc., Gaithersburg, MD	\$392,087.91	
Alianza Building Services Inc., Gaithersburg, MD	\$392,204.94	
Janus Janitorial Service Inc., Laurel, MD	\$458,010.00	
MSP Superior Services Inc., Finksburg, MD	\$466,266.00	
Cleaning 2 Perfection LLC, Suitland, MD	\$563,946.12	

AWARD	

**AMOUNT** 

City Solutions LLC Glenn Dale, MD (SBR #SB12-2775)

\$179,975.76 (3 Years) \$ 59,991.92 (1<sup>st</sup> Renewal Option) <u>\$ 59,991.92</u> (2<sup>nd</sup> Renewal Option) \$299,959.60 Total 5 years

**MBE PARTICIPATION** 

5%

### **MAINTENANCE CONTRACT**

#### ITEM 8-M (Cont.)

**<u>REMARKS</u>** This solicitation was advertised and posted on the DGS bid board and solely solicited through eMaryland Marketplace. Ten (10) priced bids were received. The recommended contractor, City Solutions LLC has been determined to be a responsive and responsible bidder; and is a certified Small Business #SB12-2775.

By letter dated July 11, 2013, the Maryland Rehabilitation and Employment Program has waived interest in this contract. The contractor is required to purchase supplies from Blind Industries and Services of Maryland to the extent of the Master List at the time of the solicitation.

The Contractor is required to use certified Green Products in the performance of this contract. Furthermore, the Contractor is required to purchase all supplies, including certified Green Products, from Blind Industries and Services of Maryland (BISM) to the extent that such items are available.

<u>RESIDENT BUSINESS</u>	Yes
FUND SOURCE	H00 33471 0813
MD TAX CLEARANCE	13-2431-0111

Board of Public Works Action - The above referenced Item was:			
APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT	DISCUSSION

### **MAINTENANCE CONTRACT**

<u>ITEM</u> 9-M

MILITARY DEPARTMENT	Catonsville Readiness Center 130 Mellor Ave. Catonsville, MD 21228
CONTRACT NO. AND TITLE	Project No. M-130-130-001; Roof Replacement ADPICS NO. 001B4400200

#### **DESCRIPTION**

Approval is requested for a contract that

consists of the removal of the existing Built-Up roofing system (BUR) down to the structural metal decking, demolition of existing flashings and concrete roof hatch curb, roof blocking, roof access ladders, counter/vent flashing. Install new single ply Thermoplastic Polyolefin membrane (TPO) 20-year no dollar limit (NDL) roof system with new metal copings, splash blocks, downspouts, scuppers, leader heads, a metal deck infill at the abandoned roof access hatch, and cleaning of the below grade drainage system at the Catonsville Readiness Center, Catonsville, MD.

#### PROCUREMENT METHOD

Competitive Sealed Bids

BIDS OR PROPOSALS	<b>AMOUNT</b>
J&K Contracting, Inc., Capitol Heights, MD	\$285,000.00
Summerlin Contractors, LLC, Gaithersburg, MD	\$301,000.00
Elite Sheet Metal Works, Inc., Beltsville, MD	\$312,752.00
Simpson Unlimited, Inc., Manassas, VA	\$318,294.00
Island Contracting, Inc., Greenbelt, MD	\$332,200.00
Autumn Contracting, Inc., Springfield, VA	\$337,961.00
Citiroof Corporation, Columbia, MD	\$355,000.00
Northeast Contracting Corporation, Lorton, VA	\$355,718.00
Air Tech Solutions, Inc., Stafford, VA	\$384,000.00
Roofing and Sustainable Systems, Inc.,	\$469,000.00
Baltimore, MD	
Ruff Roofers, Inc., Baltimore, MD	\$472,750.00
Dimensions Construction Remodelers, Inc.,	\$484,000.00
Hyattsville, MD	
-	

## **AWARD**

J&K Contracting, Inc. Capitol Heights, MD

### MAINTENANCE CONTRACT

<u>ITEM</u> 9-M (Cont.)	
AMOUNT	\$285,000.00
<u>TERM</u>	120 Days from Notice to Proceed
MBE PARTICIPATION	30%
PERFORMANCE BOND	100% of Full Contract Amount

**<u>REMARKS</u>** A notice of availability of an Invitation to Bid (ITB) was posted on DGS's Web Site, Bid Board, and *eMaryland Marketplace.com*. The recommended awardee, J&K Contracting, Inc., confirmed its bid. The MBE goal of 25% with a subgoal of 7% African American-owned for this project was exceeded. The Government estimate is \$534,528.00.

FUND SOURCES	MCCBL 2012/Item 007 (Provide funds fo the State Capital Facilities Renewal Program-Statewide.)	
RESIDENT BUSINESS	Yes	
MD TAX CLEARANCE	13-2381-0001	

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

APPROVED

DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION

#### **GENERAL MISCELLANEOUS**

#### 10-GM ITEM

**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 \$399,545.00 (3 items).

A.	Department of Public Safety and	Hagerstown, MD
	Correctional Services	

#### DESCRIPTION

Approval is requested for a contract to replace the existing asphalt shingle roofing System with a new 50 year warranty asphalt shingle roofing system on the Health and Education building at the Hagerstown Correctional Complex in Hagerstown, MD

#### REMARKS The MBE goal of 30% was met by the awardee and affirmed by MBE Office memo dated 9/26/2013.

CONTRACT NO. AND TITLE	Project No. KA-612-130-001; Roof Replacement, HED Building Hagerstown Correctional Complex
PROCUREMENT METHOD	Competitive Sealed Bids
AWARD	Dimensions Construction Remodelers, Inc. Hyattsville, MD
<u>AMOUNT</u>	\$87,760.00
TERM	180 Calendar Days
MBE PARTICIPATION	30%
FUND SOURCE	MCCBL 2012/Item 007 (Provide funds for the State Capital Facilities Program- Statewide.)

#### **GENERAL MISCELLANEOUS**

**<u>ITEM</u>** 10-GM (Cont.)

B. Department of Health and Mental Hygiene Western Maryland Hospital Center 1500 Pennsylvania Ave. Hagerstown, MD 21742

**DESCRIPTION** Approval is requested for a contract that includes all labor, materials, equipment, and services necessary for or incidental to extension of medical oxygen, vacuum, and air piping to various patient wards at the Western Maryland Hospital Center, Hagerstown, Maryland.

**<u>REMARKS</u>** A notice of availability of an Invitation to Bid (ITB) was posted on DGS's Web Site, Bid Board, and *eMaryland Marketplace.com*. The recommended awardee, Beaver Mechanical Contractors, Inc., confirmed its bid. The MBE goal of 10% for this project was exceeded to 16%. The Government estimate is \$162,367.99.

CONTRACT NO. AND TITLE	Project No. DS-430-130-001; Medical Gas Extension and Renovation, Phase 2
PROCUREMENT METHOD	Competitive Sealed Bids
AWARD	Beaver Mechanical Contractors, Inc. Hagerstown, MD
<u>AMOUNT</u>	\$188,800.00
<u>TERM</u>	180 Days from Notice to Proceed
MBE PARTICIPATION	16%
FUND SOURCES	MCCBL 2012/Item 007 (Provide funds for the State Capital Facilities Program- Statewide.)

#### **GENERAL MISCELLANEOUS**

**ITEM** 10-GM (Cont.)

C.	Department of General Services	Denton District Court/Multi-Service Center	
		(DDCMSC) Denton, MD	

### **DESCRIPTION**

Replace existing emergency generator

assembly in its entirety and associated distribution equipment. Connect existing HVAC, power and lighting equipment to new emergency generator assembly.

#### **REMARKS**

This project was advertised for construction on July 2, 2013. Bids were received on August 19, 2013 with four (4) bidders responding. The MBE approval was received on 1/31/2013.

CONTRACT NO. AND TITLE	Project No. BC-781-130-001; Replace Emergency Generator at Denton DC/MSC
PROCUREMENT METHOD	Competitive Sealed Bids
AWARD	Chuck's Electrical Service, Inc. Centreville, MD
AMOUNT	\$122,985.00
<u>TERM</u>	120 Calendar Days
MBE PARTICIPATION	15%
<u>FUND SOURCE</u>	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

### **GENERAL MISCELLANEOUS**

### **ITEM** 11-GM

**<u>REFERENCE</u>** In accordance with provisions of the State Finance and Procurement Article, Section 8-301, Annotated Code of Maryland, the Board of Public Works approval is requested for the use of General Obligation Bond funding for the contract(s) noted below. Any modifications listed below reflect the change in funding from POS funds to General Obligation Bond funds (MCCBL) also noted below. Total amount of funds used is \$58,015.00 (2 items).

Department of Natural Resources

The fund source for these particular items will be designated as : MCCBL 2011/Item 008 (Provide funds to construct capital improvements such as planned Maintenance and repair projects at public use facilities on State-Owned property)

A. Greenwell State Park Hollywood, MD (St. Mary's County)

**DESCRIPTION** This project is to remove approx 150 lf of gutters & downspouts along with removing shutters and associated hardware.

**<u>REMARKS</u>** Work also includes: Wash, clean & scrape, prime and apply 2 finish coats of paint to approximately 4,500 sf exterior wood siding. Re-glaze all windows. Prepare, prime & apply 2 finish coats of paint to ext surfaces of 3 wooden entrance doors & frames, also to 19 wooden windows, frames and wooden soffit and fascia. Install new gutters, downspouts & screens. Remove all excess material from State property.

CONTRACT NO. & TITLE	Project No. P-000-122-310; Exterior Renovations – Sheriff's House
PROCUREMENT METHOD	Small Procurement
AWARD	Mediterranean Construction Co., Inc. Baltimore, MD
AMOUNT	\$48,750.00
FUND SOURCE	MCCBL FY2011 Item 008

### **GENERAL MISCELLANEOUS**

ITEM 11-GM (Cont.)

B. Gunpowder Falls State Park White Hall, MD (Baltimore County)

**DESCRIPTION** This project is to properly abandon and cap off existing pipe work, pump out remaining contents and fill existing tank. Excavate and install new 3,000 gallon one-compartment septic holding tank.

**<u>REMARKS</u>** Match & connect existing piping from basement to inlet of new tank. Install new water meter on water line in between well and pressure tank. Install new high water float alarm in new tank. Install vent pipe to accompany the holding tank. Perform all necessary electrical connections to ensure proper working order of new alarm and provide necessary accessories for connections. Test system for proper operation. Restore site to pre-construction condition.

<u>CONTRACT NO. &amp; TITLE</u>	Project No. P-000-123-010; Install Septic Holding Tank/Septic Repair
PROCUREMENT METHOD	Small Procurement
AWARD	Mini Excavation Services Co. Aberdeen, MD
<u>AMOUNT</u>	\$9,265.00
FUND SOURCE	MCCBL FY2011 Item 008

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

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DEFERRED WITHDRAWN

WITH DISCUSSION

### **GENERAL/MISCELLANEOUS**

### **ITEM** 12-GM

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

Project Description Project No. : M-493-120-004 Inspection Services to Construct New Readiness Center La Plata Armory Charles County, Maryland		<u>Amount</u> \$77,486.45	<u>Fund Source</u> CA 2012/001
<u>Project Description</u> Project No. : M-340-120-004 Inspection Services to Construct New Readiness Center Westminster Armory Carroll County, Maryland		<u>Amount</u> \$84,656.32	<u>Fund Source</u> CA 2012/002
	TOTAL	\$162,142.77	

### **REMARKS**

This is an anticipated amount for

construction inspection services, subject to necessary extensions, in the event the construction takes longer than expected to complete. Construction inspection services are required to ensure compliance with the requirements of the construction contract.

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

APPROVED

DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION

#### GENERAL MISCELLANEOUS

ITEM 13-GM

#### **REFERENCE**

In accordance with provisions of the State Finance and Procurement Article, Section 8-301, Annotated Code of Maryland, the Board of Public Works approval of the use of General Obligation Bond funding for the contract(s) noted below in the total amount of \$940,628.80.

Department o	f Juvenile	Services
--------------	------------	----------

Cheltenham Youth Center Cheltenham, MD

#### DESCRIPTION

In accordance with provisions of the State Finance and Procurement Article, Section 12-202, Annotated Code of Maryland, Board approval is requested to exercise Phases 5 and 6 of the architectural/engineering services contract for the New Youth Detention Center in Prince George's County. This item encumbers the funds to activate design Phases 5 and 6 which were included and approved as part of the original BPW contract approval as Item 3-AE on 12/15/2010.

#### REMARKS

This request is to approve funds for phases 5 and 6 (construction administration and post-construction administration services). The total original architectural fee, \$4,195,121.21, for the project was approved on the 12/15/2010 BPW Agenda as Item 3-AE. When the architectural/engineering contract was awarded, approval was requested for all six phases of design services (\$4,195,121.21); however, due to limited funding, the initial award was requested for the first four design phases (Schematic, Design Development, Construction Documents, and Bidding) in the amount of \$3,254,492.41. Additional A/E phase 5 and 6 approval was to be requested when additional funds were approved by the Legislature.

PROCUREMENT METHOD	Maryland Architectural and Engineering Services Act
<u>CONTRACT NO. &amp; TITLE</u>	Project No. DC-455-090-001; Design/Construct New Youth Detention Center Cheltenham Youth Facility
AWARD	Grimm and Parker Architects Calverton MD W/Ricci Greene Associates New York, NY
AMOUNT	\$940,628.80

### **GENERAL MISCELLANEOUS**

**<u>ITEM</u>** 13-GM (Cont.)

### FUND SOURCE

\$260,020.94 MCCBL 2009/Item 034
(Provide funds for a detailed design of a new 72 bed detention center)
\$680,607.86 MCCBL 2013/Item023
(Provide funds to design & construct a new detention center at the Cheltenham Youth Facility)

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

APPROVED

DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION

#### **REAL PROPERTY**

14-RP ITEM

## **BOARD OF PUBLIC WORKS**

Pinebluff, Parcels "A, B & C" 1541 Riverside Drive, Salisbury 19.4 improved acres Wicomico County, File # 8503

State of Maryland, to the use of the Board of

#### **REFERENCE**

Approval is requested to declare surplus Parcels A, B and C of the Pine Bluff Property including 19.4 improved acres, located at 1541 Riverside Drive, Salisbury, Wicomico County. Title and transfer documents are subject to legal review.

#### PROPERTY

19.4 +/- acres improved

Public Works

#### **OWNERSHIP**

REMARKS

1. The Department of General Services on behalf of the Board of Public Works has determined that this property is excess to the State's needs.

The Clearinghouse conducted an intergovernmental review of the project under 2. MD20120821-0622 and has recommended to declare the Pine Bluff Parcels A, B and C, that consists of +/- 19.4 acres and are located at 1541 Riverside Drive in Salisbury, surplus to the State, and to offer the Parcels for public sale.

3. Reference is made to prior BPW approval dated 8/1/12 for item 6 LL-MOD, wherein approval was given to revise a 1977 ground lease and lease Pine Bluff parcels A, B and C to Pine Bluff Estates, LLC; and BPW approval dated 10/5/77 for item L-A-3 for the original 60 year ground lease.

4. Negotiations are currently underway with the Lessee under the ground lease for the sale of this property. The final agreement of sale will be submitted for BPW approval.

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

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#### **REAL PROPERTY**

**ITEM** 15-RP

### DEPARTMENT OF HEALTH AND MENTAL HYGIENE

former DDA Pinebluff Office 1500 Riverside Drive, Salisbury 0.4591 improved acres +/-Wicomico County, File # 8504

#### **REFERENCE**

former DHMH – Developmental Disabilities Administration Office (DDA) located at 1541 Riverside Drive, Salisbury, MD. The DDA vacated the office in September 2012, and negotiations have been on-going with a prospective purchaser for this property. Title and transfer documents are subject to legal review.

### **PROPERTY**

0.4591 +/- acres improved

#### **OWNERSHIP**

State of Maryland, to the use of the Department of Health and Mental Hygiene

Approval is requested to declare surplus a

#### **REMARKS**

1. The Clearinghouse conducted an intergovernmental review of the project under MD20120808-0575 and has recommended to declare the property surplus and to offer it for sale.

2. The Department of Health and Mental Hygiene agrees with this request.

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

APPROVED I

DISAPPROVED

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WITH DISCUSSION

#### **REAL PROPERTY**

ITEM 16-RP

### **DEPARTMENT OF GENERAL SERVICES**

37818 New Market Turner Rd. Mechanicsville, MD (St. Mary's County) 1.052 acres, improved

REFERENCE Approval is requested for an extension of settlement for the sale of improved land located in St. Mary's County at 37818 New Market Turner Rd. in Mechanicsville. The property known as the Moeller House was previously used by the Maryland Veterans Administration (VA). This sale was previously approved by the BPW as item 7-RP on the 8/22/12 agenda. Subsequent to the BPW approval, the purchaser, the Board of Education of St. Mary's County, advised the State it was necessary for them to obtain additional approvals for the planned demolition of a residential structure located on the site prior to settlement. Settlement did not occur within the required 180 days as stated in the contract. An extension of settlement is requested to February 28, 2014.

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

GRANTOR	State of Maryland, to the use of the Board of Public Works
<u>GRANTEE</u>	Board of Education of St. Mary's County
<u>PROPERTY</u>	37818 New Market Turner Rd. Mechanicsville, MD (1.05 +/- acres, improved)
<b><u>REMARKS</u></b> recommends approval of this item.	The Department of General Services

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

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DEFERRED WITHDRAWN

WITH DISCUSSION

# TENANT LEASE

<b>ITEM</b> 17-LT		
OFFICE OF THE PUBLIC DEFENDER	Hagerstown, MD (Washington County)	
Landlord	The Columbia Bank 81 West Washington St. Hagerstown, MD 21740	
Property Location	81 West Washington St. Hagerstown, MD 21740	
Space TypeOfficeDuration10 YearsAnnual Rent - Office\$108,500.00 (avg.)Annual Rent - Parking\$8,100.00	Lease TypeNewSquare Feet7,750Effective1/1/2014Square Foot Rate\$14.00 (avg,)	
<u>Utilities Responsibility</u> <u>Custodial Responsibility</u> Previous Board Action(s)	Landlord Landlord N/A	
Fund Source	100% General Funds C80B00.02 PCA 21111 AOBJ 1301	
annually by 4%, which or be \$14.00.	at \$12.50 per net usable square foot and escalates <b>Formatted</b> : Bullets and Numbering ver the course of the term of the lease averages out to	
• This lease provides for the annual expense pass through of utilities, janitorial and real estate taxes over a base year.		
	te (1) renewal option for a term of five (5) years at <b>Formatted</b> : Bullets and Numbering susable square foot subject to Board of Public Works	
rate of \$45 per space per	r 15 parking spaces in the rear of the building at the <b>Formatted</b> : Bullets and Numbering month. The number of spaces are in compliance ing ratio in the area of 1:2.	

32

# TENANT LEASE

ITEM 17-LT (Cont.)

### <u>Remarks</u>

The agency's relocation is required to provide adequate space for the Public Defender's ongoing growth and expansion. This site offers the Public Defender greater convenience to	Formatted: Bullets and Numbering
downtown Hagerstown's amenities and is in walking distance of the court house.	
The space will be built out to the Department of General Services Performance Standards and Specifications.	Formatted: Bullets and Numbering
The lease contains a termination for convenience clause.	Formatted: Bullets and Numbering
In accordance with the State Finance and Procurement Article, Annotated Code of Maryland + the above space request was advertised in the Capital Gazette, Daily Record, E-Maryland	Formatted: Bullets and Numbering
Marketplace and the DGS website. 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:

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WITH DISCUSSION

### TENANT LEASE

ITEM 18-LT-OPT		
MARYLAND DEPARTMENT O	5	
(Maryland Transit Administration Po	blice)	
<u>Landlord</u>	901, LLC c/o David S. Brown Enterprises 100 Painters Mill Rd. Suite 900 Owings Mills, MD 21117	
Property Location	1040 Park Avenue, Suite 306 Baltimore, MD 21201	
Space Type DurationOffice 5 YearsAnnual Rent\$153,293.20 (Avg.)	Lease TypeRenewalSquare Feet8,180Effective12/1/20138Square Foot Rate\$18.74 (Avg.)Effective Sq. Ft. Rate\$21.29 (Avg.)	
<u>Utilities Responsibility</u> <u>Custodial Responsibility</u>	Tenant Landlord	
Previous Board Action(s)	10/20/10 Item 11-LT; 6/18/03 Item 17-L	
Fund Source	100% Special J05 H0101 OBJ 1361 PCA 03020	
Special Conditions The lease provides 104 use-in-co	ommon parking spaces at no cost to the State.	• <b>Formatted:</b> Bullets and Numbering
	ment of General Services secured a renewal rate of \$18.84 1) through three (3) and \$19.04 for years four (4) and five of \$18.74 over the term.	Formatted: Bullets and Numbering

The lease contains one (1) five (5) year renewal option, with the rental rate to be negotiated. ---- Formatted: Bullets and Numbering

The lease provides for the annual pass through of expenses for janitorial and snow removal **Formatted**: Bullets and Numbering over a base year.

### TENANT LEASE

# ITEM 18-LT-OPT (Cont.)

#### **Remarks**

This office has served as the base of operations for the Mass Transit Administration Police Investigative Unit since June 18, 2003. The facility is a transit-oriented, smart growth, mixed use project, offering retail amenities and a pedestrian walkways from Light Rail stop and parking structure directly to office buildings.	Formatted: Bullets and Numbering
The lease contains a termination for convenience clause.	Formatted: Bullets and Numbering
Landlord will provide interior tenant improvements based on the State of Maryland General Performance Standards and Specifications, including but not limited to air balancing, securing thermostats, installing low flow rate faucets and toilets, and the installation of LED exit and emergency lighting.	Formatted: Bullets and Numbering
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.	Formatted: Bullets and Numbering

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

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#### **TENANT LEASE**

ITEM 19-LT-OPT	
DEPARTMENT OF JUVENILE	SERVICES
(Frederick County Office)	
<u>Landlord</u>	East Street Associates Limited Partnership 241 W. Patrick St., Suite 210 Frederick, MD 21701
Property Location	801 E. 8th St. Frederick, MD 21701
Space Type DurationOfficeDuration10 YearsAnnual Rent\$113,671.52 (Avg.)	Lease Type       Renewal       Square Feet       7,268         Effective       11/10/2013       7,268         Square Foot Rate       \$15.64 (Avg.)         Effective Sq. Ft. Rate       \$18.39         Previous Sq. Ft. Rate       \$15.00         Prev. Eff. Sq. Ft. Rate       \$17.75
<u>Utilities Responsibility</u> Custodial Responsibility	Lessee
Previous Board Action(s)	5/21/03 – 18-L
Fund Source	100% General 10102 301C 1301 1301C
Tenant has the right to renew thi	nmon parking spaces free of charge. s lease one (1) time for a five (5) year term subject to Board Formatted: Bullets and Numbering
of Public Works approval.	

Through negotiations the Department of General Services secured a rental rate of \$14.94 for +--- Formatted: Bullets and Numbering years one (1) through five (5) and \$16.33 per net usable square foot for years six (6) through ten (10) achieving an average rental rate of \$15.64 over the term of the lease.

#### **Remarks**

The agency has used this space since 2003 as an administrative and client contact office for **Formatted**: Bullets and Numbering the counseling and follow up services for pre-adjudicated and adjudicated youths.

# TENANT LEASE

# ITEM 19-LT-OPT (Cont.)

Through negotiations the Department of General Services was able to renew and extend the	<b>+</b>	Formatted: Bullets and Numbering
lease and secure a rental cost avoidance of \$85,762.40 over the first five (5) years of the lease by		
reducing the Landlord's stated renewal rental rate of \$18.00 by \$2.36 per net usable square foot.		
This lease contains a termination for convenience clause.	<b>+</b>	Formatted: Bullets and Numbering
This space was acquired by sole source in accordance with the DGS Space Management	<b>+</b>	Formatted: Bullets and Numbering
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:

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# TENANT LEASE

<u>ITEM</u>	20-LT-OPT		
	DEPARTMENT OI y Administration Head	F <b>TRANSPORTATION</b> dquarters)	Baltimore City
<u>Landlord</u>		Mayor and City Council of E 200 N. Holliday St., Room 3 Baltimore, MD 21202	
<u>Property Loc</u>	<u>ation</u>	Right-of-Way under Interstate 83 Bounded by Guilford Ave., Madison St. and the Fallsway Baltimore, MD 21202	
<u>Space Type</u> <u>Duration</u> <u>Annual Rent</u>	Surface Parking 4 Years \$266,253.75 (1 <sup>st</sup> & 2 <sup>nd</sup> Yr.) \$272,910.09 (3 <sup>rd</sup> & 4 <sup>th</sup> Yr.)	Lease Type Renewal Effective 1/1/2014 Rate Per Space Per Month Prev. Rt. Per Space Per Mo	\$47.68 (3 <sup>rd</sup> & 4 <sup>th</sup> Yr.)
<u>Utilities Resp</u> Custodial Res		Landlord Tenant	
<u>Previous Boa</u>	rd Action(s)	12/7/11 Item 16-LT; 1/20/10 11-LT; 12/14/05 Item 16-LT Item 28-L	) Item 11-LT; 12/12/07 Item ; 12/17/03 Item 13-L; 7/11/01
Fund Source		100% Special J02B0101 B0	0102 OBJ 13 1301

<u>Remarks</u>

- These spaces are used by employees of the State Highway Administration Headquarters located at 707 N. Calvert Street and 211 E. Madison Street.
- 2. The lease provides for an option to renew for a 4 year term.
- 3. The lease contains a termination for convenience clause.

# TENANT LEASE

**ITEM** 20-LT-OPT (Cont.)

4. The agency is in compliance with the 1:3 ratio established for this area.

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

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WITH DISCUSSION

#### **TENANT LEASE**

21-LT-MOD ITEM **MARYLAND DEPARTMENT OF TRANSPORTATION** Columbia, MD Howard County (Motor Vehicle Administration) Columbia Business Center Green, LLC Landlord 8601 Robert Fulton Dr., Suite 200 Columbia, MD 21046 **Property Location** 6490 Dobbin Rd. Columbia, MD 21045 Space Type Office Lease Type Renewal/ Additional Square Feet 4,588 **Duration** 10 Years Effective 1/1/2014 Annual Rent \$113,082.00 Avg. **Square Foot Rate** \$24.65 Avg. **Prev. Square Foot Rate** \$23.00 Avg. **Eff. Square Foot Rate** \$28.15 Avg. Prev. Eff. Sq. Foot Rate \$27.50 Avg. **Utilities Responsibility** Tenant **Custodial Responsibility** Tenant **Previous Board Action(s)** 1/26/2011 – 13-LT-OPT; 9/21/2005 – 22-L; 9/20/2000 - 19-L; 8/9/1995 - 32-L **Fund Source** 100% Special J04E0001 1301

# **Special Conditions**

1. This lease provides for the pass through of real estate tax expenses over a base year.

2. The rental rate for year one of the lease is \$21.50 per net usable square foot and escalates annually at 3%, resulting in an average rental rate of \$24.65 over the term of the lease.

#### <u>Remarks</u>

This office opened in 1988 for driver services only. Annual customer transactions have grown to 166,336 in FY 2013. While MVA has an aggressive program to reduce walk-in customers by increasing services on-line and through the use of self-service kiosks, the driver's license law test as well as some titling/registration transactions must be administered at a walk in office. Offering these services at the four (4) Baltimore/Washington area express offices will improve customer service however require additional space. It is estimated that the annual transaction at the Columbia office will increase by 20% with these additional services. **TENANT LEASE** 

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### ITEM 21-LT-MOD (Cont.)

This lease action is inclusive of an early renewal and the acquisition of additional space. The existing	- Formatted: Bullets and Numbering
office, which contains 3,300 net usable square feet, is severely overcrowded. The additional	
1,288 net usable square feet will provide the required additional customer servicing areas,	
customer service counters, computerized law test stations and additional waiting areas to provide	
effective customer service.	
Through negotiations, the Department of General Services Office of Real Estate was able to <	- <b>Formatted:</b> Bullets and Numbering
roll the current rental rate back to 2011 rates – an initial reduction of \$1.50 per net usable square	

- 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:

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WITH DISCUSSION

#### **CAPITAL GRANTS AND LOANS**

ITEM 22-CGL

#### **MARYLAND HIGHER EDUCATION COMMISSION**

### **RECOMMENDATION**

That the Board of Public Works authorize

that funds be encumbered for the following grant:

#### Prince George's Community College

Queen Anne Academic Center Renovation and Addition - Design The proposed project involves renovation of the 22,852 NASF/ 33,455 GSF building, constructed in 1967, and construction of a 75,321 NASF/136,545 GSF addition. The completed project will provide contemporary facilities and space for the Performing Arts, Visual Arts, and Communications departments, support Workforce Development, Student Services, and community outreach programs and needs lacking on campus, and upgrade/replace building systems to meet current ADA, environmental, fire and safety standards.

#### \$1,417,000.00

Maryland Consolidated Capital Bond Loan of 2012, Item #019. CC-08-MC12-437

#### MATCHING FUND

Prince George's Community College – \$1,082,118.00

Cost sharing is 56.7% State share, 43.3% local share and is in accordance with Section 11-105(j) of the Education Article.

<b>BACKGROUND</b>	Total Amount	State Share	Local Share
Total Project	\$2,499,118.00	\$1,417,000.00	\$1,082,118.00
This Action	\$2,499,118.00	\$1,417,000.00	\$1,082,118.00

#### **<u>REMARKS</u>** :

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 Prince George's Community College and signed by local authorities. ---- Formatted: Bullets and Numbering

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# CAPITAL GRANTS AND LOANS

ITEM 22-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:

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WITH DISCUSSION

## CAPITAL GRANTS AND LOANS

ITEM 23-CGL

#### **DEPARTMENT OF HEALTH AND MENTAL HYGIENE**

<u>GRANTEE</u>	Comprehensive Housing Assistance, Inc. 5809 Park Heights Ave. Baltimore, MD 21215
<u>PROJECT</u>	MHA-CB-29101-01: Acquisition 5804 Gist Ave. Baltimore, MD 21215

**DESCRIPTION** Approval is requested for a grant of \$64,973.00 for the acquisition of a two unit house with a total of three bedrooms located at 5804 Gist Avenue, Baltimore as follows:

Contract of Sale	\$150,000.00
Appraisal 1: Robert M. Cushner, Baltimore, MD	\$160,000.00
Appraisal 2: James R. Turlington, Hunt Valley, MD	\$160,000.00
DGS: fair market value	\$160,000.00

#### **REMARKS**

1. Grantee is a nonprofit organization.

- 2. This acquisition will provide housing for three mentally ill individuals.
- 3. 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.
- 4. 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.

# **CAPITAL GRANTS AND LOANS**

ITEM 23-CGL (Cont.)

### FUND SOURCE

Eligible project costs are \$151,100.00 including \$150,000.00 for acquisition and \$1,100.00 for appraisals. \$86,127.00 (57.5%) Grantee Maryland Affordable Housing Trust (MAHT) \$64,973.00 (43%) State MCCBL 2010 (Community Health Facilities Fund)

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

APPROVED

DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION

### CAPITAL GRANTS AND LOANS

ITEM 24-CGL

### **DEPARTMENT OF HEALTH AND MENTAL HYGIENE**

<u>GRANTEE</u>	Housing Unlimited, Inc. 1398 Lamberton Dr., Suite G-1 Silver Spring, MD 20902
<u>PROJECT</u>	MHA-CB-20806-01: Acquisition 14810 Wootton Manor Court Rockville, MD 20850

**DESCRIPTION** Approval is requested for a grant of \$128,491.00 for the acquisition of a three-bedroom home at 14810 Wootton Manor Court, in Rockville, MD as follows:

Contract of Sale	\$170,497.00
Appraisal 1: Virginia Timian, Laurel, MD	\$170,497.00
Appraisal 2: Laura Lamb, Laytonsville, MD	\$172,000.00
DGS: fair market value	\$170,813.00

#### **REMARKS**

1. Grantee is a nonprofit organization.

- 2. This acquisition will provide housing for two mentally ill individuals.
- 3. In accordance with *Subtitle 6 of the Health-General Article of the Annotated Code of Maryland*, the Board's approval is further contingent upon the State's right of recovery being included in the Deed(s) or otherwise recorded among the Land Records of Montgomery County.
- 4. 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.

# **CAPITAL GRANTS AND LOANS**

ITEM 24-CGL (Cont.)

FUND SOURCE

Eligible project costs are \$171,322.00 including \$170,497.00 for acquisition and \$825.00 for appraisals. \$42,831.00 (25%) Grantee (DHCD - Deferred Payment Loan) \$128,491.00 (75%) State-MCCBL 2010 (Community Health Facilities Fund)

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

APPROVED

DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION