

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

December 4, 2013

	Pages
Construction	1 thru 11
Maintenance	12 thru 21
General Miscellaneous	22 thru 25
Real Property	26 thru 29
Leases	30 and 31
Capital Grants and Loans	32 thru 40

CONSTRUCTION CONTRACT

<u>ITEM</u> 1-C

MARYLAND MILITARY DEPARTMENT Cade Armory

Baltimore, MD

CONTRACT NO. AND TITLE Project No. M-582-130-001;

Roof Replacement at the Cade Armory

ADPICS NO. 001B4400287

DESCRIPTION Removal and disposal of existing Built-up

roofing system. Installation of new Thermoplastic Polyolefin (TPO) roofing system, insulation, flashing, metal coping, downspouts, roof hatch and access ladders.

PROCUREMENT METHOD Competitive Sealed Bids

BIDS OR PROPOSALS	AMOUNT
Island Contracting, Inc., Greenbelt, MD	\$357,205.00
Dimension Const. Rem., Inc., Hyattsville, MD	\$363,375.00
Elite Sheet Metal Works, Inc. Beltsville, MD	\$394,560.50
Turner Roofing Co., White Marsh, MD	\$482,503.00
Air Tech Solutions, Inc., Stafford, VA	\$486,868.00
J&K Contracting, Inc., Capitol Heights, MD	\$508,005.00
Goel Services, Inc., Washington, DC	\$516,442.00
Autumn Contracting, Inc., Springfield, VA	\$567,497.00

AWARD Island Contracting, Inc.

Greenbelt, MD

AMOUNT \$357,205.00

TERM 120 Calendar Days

MBE PARTICIPATION 30% (7% African American, 4% Asian)

(1% VSBE)

PERFORMANCE BOND 100% of Full Contract Amount

CONSTRUCTION CONTRACT

ITEM 1-C (Cont.)

REMARKS This project was advertised for construction on August 5, 2013. Bids were received on September 19, 2013 with eight (8) bidders responding. The apparent low bidder Island Contracting, Inc. was found to be responsive and responsible. Island Contracting, Inc. has submitted all required MBE documents, which were approved on October 10, 2013.

FUND SOURCE MCCBL 2012 Item 007 (Provide funds for

the State Capital Facilities Renewal

Program-Statewide.)

RESIDENT BUSINESS Yes

MD TAX CLEARANCE 13-1845-0110

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

APPROVED DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

CONSTRUCTION CONTRACT

2**-**C **ITEM**

DEPARTMENT OF THE MILITARY Maryland Emergency Management Agency

Camp Fretterd Military Reservation

Reisterstown, MD. 21136

CONTRACT NO. AND TITLE Project No. M-109-130-004;

> Renovation of State Emergency Operations Center (SEOC) at Camp Fretterd Military

Reservation

ADPICS NO. 001B4400286

DESCRIPTION

Approval is requested for a contract to provide all the labor, materials, supervision, training, etc. to renovate the SEOC facility to include new finishes of paint, carpet and ceilings; new casework in conjunction with the new architectural layout of the space and a modified/new raised floor system. Work will include new dimmable lighting throughout the space, new power and data as well as audio visual cabling to individual work stations and renovated offices and conference rooms. A complete audio visual system will be upgraded with new video display walls, PA system, conference call systems and networking equipment.

PROCUREMENT METHOD Competitive Sealed Bids

BIDS OR PROPOSALS	AMOUNT
Towson Mechanical, Inc., Parkville, MD	\$2,106,000.00
Rich Moe Enterprises, LLC, Upper Marlboro, MD	\$2,114,503.00
Total Contracting, Inc., Beltsville, MD	\$2,160,354.00
Garcete Construction Co., Inc., Bladdensburg, MD	\$2,192,000.00
JLN Construction Services, Inc., Baltimore, MD	\$2,399,212.00
I.M.I, Inc., Gaithersburg, MD	\$2,759,000.00
TITO Contractors, Inc., Washington, DC	\$2,940,000.00

AWARD Towson Mechanical, Inc.

Parkville, MD

AMOUNT \$2,106,000.00

TERM 150 Calendar Days

CONSTRUCTION CONTRACT

<u>ITEM</u> 2-C (Cont.)

MBE PARTICIPATION 25% (7% African American, 4% Asian)

(1% VSBE)

PERFORMANCE BOND 100% of Full Contract Amount

<u>REMARKS</u> This project was advertised for construction on August 5, 2013. Bids were received on September 6, 2013 with seven (7) bidders responding. The MBE approval was received on September 30, 2013. The low bidder Towson Mechanical, Inc. has been deemed responsive and responsible.

FUND SOURCE Using Agency Funds

D50 13 T105 05 08 \$1,460,626.00 D50 14 E0115 05 08 \$ 116,000.00 D50 14 E0125 05 08 \$ 460,000.00 D50 14 E0131 05 08 \$ 196,795.00

RESIDENT BUSINESS Yes

MD TAX CLEARANCE 13-2461-0111

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

CONSTRUCTION CONTRACT

<u>**ITEM**</u> 3-C

DEPARTMENT OF NATURAL RESOURCES Berlin, MD

CONTRACT NO. AND TITLE Project No. P-054-130-010;

Renovation of Shower Buildings 1 - 5 Assateague State Park, Worcester County

ADPICS NO. 001B4400287

DESCRIPTION Approval for a contract to provide all labor,

equipment, materials, supplies, supervision, and insurance, necessary to renovate 5 of the 9 existing bath houses at Assateaque State Park in Worcester County.

PROCUREMENT METHOD Competitive Sealed Bids

BIDS OR PROPOSALS	AMOUNT
Warwick Supply & Equipment Co. Sparks, MD	\$2,220,500.00
Nichols Contracting Sandy Spring, MD	\$2,403,350.00
Richard Beavers Construction Inc. Easton, MD	\$2,506,210.00
Whiting-Turner Contracting Co. Cambridge, MD	\$2,707,850.00
Harkins Contracting Inc. Salisbury, MD	\$2,782,500.00

AWARD Warwick Supply & Equipment Co.

Sparks, MD

AMOUNT \$2,220,500.00

TERM 150 Calendar Days

MBE PARTICIPATION 30.3% (23.1% Woman-owned, 7.2%

African American)

PERFORMANCE BOND 100% of full contract amount

REMARKS

This project was advertised for construction

on August 7, 2013. Bids were received on September 18, 2013 with five (5) hidden responding

on August 7, 2013. Bids were received on September 18, 2013 with five (5) bidders responding. All of the bidders are resident to the State of Maryland. The MBE goal of 30% was met by Warwick Supply & Equipment Co., and approved by MBE Office memo dated October 22, 2013.

CONSTRUCTION CONTRACT

ITEM 3-C (Cont.)

FUND SOURCES MCCBL 2012/Item 013 \$2,111,206.16

(Provide funds to construct capital

improvements such as planned Maintenance and repair projects at public use facilities on

State-Owned property)

MCCBL 2009/Item 018 \$109,293.84

(Provide funds to contruct Capital

improvements such as planned maintenance and repair projectsat public use facilities on

State-owned property.)

RESIDENT BUSINESS Yes

MD TAX CLEARANCE 13-2528-1111

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

APPROVED DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

CONSTRUCTION CONTRACT MODIFICATION

ITEM 4-C-MOD

DEPARTMENT OF NATURAL RESOURCES New Germany State Park

Grantsville, MD

CONTRACT NO. AND TITLE Project No: P-005-130-010;

New Germany State Park

Cabin Renovations

ADPICS NO. COF39092

ORIGINAL CONTRACT APPROVED 7/24/2013 DGS/BPW Item 4-M

CONTRACTOR Western Maryland Construction Solutions

Frostburg, MD

CONTRACT 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.

MODIFICATION DESCRIPTION Covers the cost to add a residential sprinkler system to all ten cabins being renovated under this contract. This modification was required by the State Fire Marshall's Office in order to achieve compliance with the Life Safety Code.

TERM OF ORIGINAL CONTRACT 150 Calendar Days

TERM OF MODIFICATION 60 Calendar Days

AMOUNT OF ORIGINAL CONTRACT \$406,260.00

AMOUNT OF MODIFICATION \$55,782.00

PRIOR MODIFICATIONS/OPTIONS \$0

REVISED TOTAL CONTRACT AMOUNT \$462,042.00

PERCENT +/- (THIS MODIFICATION) 13.73%

CONSTRUCTION CONTRACT MODIFICATION

ITEM 4-C-MOD (Cont.)

OVERALL PERCENT +/-

ORIGINAL PROCUREMENT METHOD Competitive Sealed Bids

ORIGINAL MBE PARTICIPATION 25% and 1% (13% African American 12%

Woman Owned and 1% Veterans)

MBE COMPLIANCE No payments

REMARKS Contract time will be extended by sixty (60)

non-compensable calendar days. The previous completion date of January 30, 2014 will be revised to March 31, 2014.

Cabin renovations, per the original contract consisted of electrical, mechanical and architectural modifications only. The State Fire Marshall has determined, however, that Life Safety Code requires that these facilities must be equipped with either a sprinkler system or a second means of egress from the sleeping areas on the upper floors. Given the challenges of constructing a second egress, the impact to the historic character of the buildings, and the excessive cost of this option, it was determined that the sprinkler system was the better of the two options.

FUND SOURCE MCCBL 2012 Item 013 (Provide funds to

contruct Capital improvements such as planned maintenance and repair projects at

public use facilities on State-owned

property.)

RESIDENT BUSINESS Yes

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

CONSTRUCTION CONTRACT MODIFICATION

ITEM 5-C-MOD

DEPARTMENT OF NATURAL RESOURCES Bureau of Mines

Gordon Landslide Repair Allegany County, MD

CONTRACT NO. AND TITLE Project No. F-001-133-004;

> Gordon Landslide Repair ADPICS NO. COF39152

ORIGINAL CONTRACT APPROVED BPW 8/21/2013 Appendix 4

Excavating Associates, Inc. **CONTRACTOR**

Ellerslie, MD

CONTRACT DESCRIPTION

The contractor will provide all services necessary to stabilize an active landslide. This stabilization will include creating a temporary access road, excavating the upper portion of the slide area down to the reverse bench. The contractor will also be installing toe-ins, grading the diversion ditch, installing underdrains, excavating approximately 66,600 cubic yards of material, and re-engineering the slide area to eliminate the hillside failure possibility.

MODIFICATION DESCRIPTION: This modification covers the cost for additional work that was needed to address piped drainage outflows that were discovered during grading operations. The discovery of these drainage pipes, however, allowed the State to scale back some of the design features at the toe of the slope where this drainage flow would have terminated. By capturing and diverting these substantial drainage flows, the resulting savings to the State equaled the costs of the additional work, resulting in a net zero additional cost. These deleted and additional work items are summarized below.

The summary of work DELETED from the project is as follows:

•	Delete Proposed Access Road	<\$ 25,234.00>
•	Delete Toe Key Rock Placement	<\$ 55,250.00>
•	Delete Engineered Fill Placement	<\$ 26,270.00>
•	Delete 120 LF Flex-a-Mat Ditch	<\$ 10,056.00>
	Total Deletions	<\$116.810.00>

CONSTRUCTION CONTRACT MODIFICATION

ITEM 5-C-MOD (Cont.)

The summary of work ADDED to the project is as follows:

•	Add 240 LF Flex-a-Mat Ditch	\$ 20,112.00
•	Add Wet Mine Seal #1	\$ 54,127.00
•	Add Wet Mine Seal #2	\$ 34,935.00
•	Add Reverse Bench Configuration	\$ 3,236.00
•	Add Protection Berm Subdrain	\$ 4,400.00
	Total Deletions	\$116,810.00

TERM OF ORIGINAL CONTRACT 120 Calendar Days

TERM OF MODIFICATION 45 Calendar Days

AMOUNT OF ORIGINAL CONTRACT \$665,795.00

AMOUNT OF MODIFICATION \$0.00

PRIOR MODIFICATIONS/OPTIONS \$7,799.67

REVISED TOTAL CONTRACT AMOUNT \$673,594.67

PERCENT +/- (THIS MODIFICATION) 0.00%

OVERALL PERCENT +/-

ORIGINAL PROCUREMENT METHOD Emergency Procurement

ORIGINAL MBE PARTICIPATION N/A

MBE COMPLIANCE N/A

REMARKS The contract time will be extended by 45 calendar days. The original contract completion date of 10/15/2013 is revised to 11/29/2013.

The discovery of two large drainage lines enabled a re-design of the project which intercepted these flows and diverted them away from the area of the slope failure at a high point on the slope. This allowed certain design features at the lower end of the slope, which would have diverted drainage at that location, to be deleted from the project.

WITHDRAWN

DEPARTMENT OF GENERAL SERVICES ACTION AGENDA

CONSTRUCTION CONTRACT MODIFICATION

ITEM 5-C-MOD (Cont.)

The costs of the additional work roughly equaled the cost of the deleted work. The Change Order, therefore, was successfully negotiated as a no cost change with a 45 day time extension to complete the work.

FUND SOURCE MDE Funding Transferred to the DGS Clearing

house account

RESIDENT BUSINESS Yes

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

APPROVED DISAPPROVED DEFERRED

MAINTENANCE CONTRACT

<u>**ITEM**</u> 6-M

DEPARTMENT OF GENERAL SERVICES Annapolis Data Center

Annapolis, MD

CONTRACT NO. AND TITLE Project No. H00R4400029;

Janitorial Services;

ADPICS NO. 001B4400249

<u>DESCRIPTION</u> Approval is requested for a contract to provide janitorial services for the Annapolis Data Center (approximately 57,150 net cleanable sq. ft), Annapolis, MD for a three (3) year period with two (2) one (1) year renewal options.

PROCUREMENT METHOD Preference Provider

(Certified Sheltered Workshop)

PROPOSALSAMOUNTNational Center on Institutions and\$177,535.07

Alternatives, Inc. Baltimore, MD

AWARD National Center on Institutions and

Alternatives, Inc. Baltimore, MD

TERM 12/15/2013 – 12/14/2016 (W2 one year

renewal options)

AMOUNT \$177,535.07 (3 year base contract)

\$ 59,178.36 (1st renewal option) \$ 59,178.36 (2nd renewal option) \$295,891.79 (Total 5 years)

PERFORMANCE BOND None

REMARKS National Center on Institutions and

Alternatives, Inc. is a Certified Sheltered Workshop and is to be awarded this contract in pursuant to COMAR 21.11.05. Maryland Correctional Enterprises and Blind Industries and Services of Maryland have relinquished their priority for this procurement.

MAINTENANCE CONTRACT

ITEM 6-M (Cont.)

Pricing for this contract was approved by the Pricing and Selection Committee on October 17, 2013.

Housekeeping supplies in support of this contract are to be Certified Green Products and are to be purchased from Blind Industries and Services of Maryland (BISM) to the extent they are available.

FUND SOURCE H00 33151 0813 (DGS Operating Funds)

RESIDENT BUSINESS Yes

MD TAX CLEARANCE 13-2532-1110

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

APPROVED DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

MAINTENANCE CONTRACT

<u>**ITEM**</u> 7-M

DEPARTMENT OF HEALTH ANDJohn L. Gildner Regional Institute for

MENTAL HYGIENE Children & Adolescents (R.I.C.A-Rockville)

Project No. SW-000-112-901 Rebid; Underground Storage Tank Replacement

ADPICS NO. 001B4400279

<u>DESCRIPTION</u> Approval requested for a contract to provide all labor, materials, equipment, and insurance necessary to remove an in-kind replacement of an original twelve-thousand gallon double-wall, fiberglass underground heating fuel oil storage tank

and delivery system at the school/administration building.

PROCUREMENT METHOD Competitive Sealed Bids

BIDS OR PROPOSALS

AMOUNT

Kalyani Environmental Solutions, LLC. \$240,434.00

Baltimore, MD

Garcete Construction Company, Inc. \$294,000.00

Bladensburg, MD

Apex Companies, LLC. Rockville, MD \$363,250.00

AWARD Kalyani Environmental Solutions, LLC.

Baltimore, MD

(SBR # SB12-3869/MBE # 13-001)

AMOUNT \$240,434.00

TERM 120 Calendar days

MBE PARTICIPATION 100% (35% sub-goal)

PERFORMANCE BOND Yes

REMARKS The contract duration is 120 calendar days.

Sufficient funds are available to proceed with the Base Bid and all Unit Prices. There was a 25% MBE sub-goal and was exceeded by the recommended awardee by achieving a 35% sub-goal.

MAINTENANCE CONTRACT

ITEM 7-M (Cont.)

The work also includes the removal and proper disposal of existing underground fuel piping and all associated appurtenances as required and as indicated on the contract drawings.

The recommended contractor Kalyani Environmental Solutions, LLC has been found responsive and responsible and has confirmed their bid.

FUND SOURCE MCCBL 2012 Item 007 (Provide funds for

the State Capital Facilities Renewal

Program-Statewide.)

RESIDENT BUSINESS Yes

MD TAX CLEARANCE 13-2553-0110

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

APPROVED DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

MAINTENANCE CONTRACT

ITEM 8-M

DEPARTMENT OF NATURAL RESOURCES

CONTRACT NO. AND TITLE Project No. F-024-141-010;

Bulkhead Concrete Cap Maintenance Ocean City, MD (Worcester County)

ADPICS NO. 001B4400288

DESCRIPTION Approval for a contract to provide all labor, equipment, materials, and insurance necessary to repair, clean and apply an anti-graffiti coating to the reinforced concrete bulkhead cap (wall) to the boardwalk from 4th Street to 27th Street, approximately 8,000 linear feet in Ocean City, MD.

PROCUREMENT METHOD Competitive Sealed Bids

BIDS OR PROPOSALS	<u>AMOUNT</u>
Pro-Coat, LLC, Salisbury, MD	\$332,000.00
R & R Coatings, Inc., Salisbury, MD	\$676,273.00
Covington Machine & Welding, Inc.	\$928,670.00
Annopolis MD	

Annapolis, MD

<u>AWARD</u> Pro-Coat, LLC Salisbury, MD

AMOUNT \$332,000.00

TERM 120 Calendar Days

MBE PARTICIPATION 20% (7% African American)

PERFORMANCE BOND 100% of full contract amount

<u>REMARKS</u> - This project was advertised for construction on July 30, 2013. Bids were received on August 29, 2013 with three (3) bidders responding. . The MBE approval was received on September 18, 2013.

FUND SOURCES POS 2004/Item 384 \$166,000.00

POS 2005/Item 386 \$166,000.00

MAINTENANCE CONTRACT

ITEM 8-M (Cont.)

RESIDENT BUSINESS Yes

MD TAX CLEARANCE 13-2426-0111

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

APPROVED DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

MAINTENANCE CONTRACT MODIFICATION

ITEM 9-M-MOD

DEPARTMENT OF HEALTH Spring Grove Hospital Center

AND MENTAL HYGIENE Baltimore, Maryland

CONTRACT NO. AND TITLE Project No: SG-000-100-101;

Patient Environment Improvements, Phase 2

ADPICS NO.COF39117

ORIGINAL CONTRACT APPROVED 10/3/2012; DGS/BPW Item 1-C

CONTRACTOR Modern Construction Services

Street, MD

<u>CONTRACT DESCRIPTION</u> Approval is requested for a contract that provides for the replacement of the sprinkler heads, door hardware, HVAC grills and the acoustical tile ceilings in selected areas of nine, patient-occupied buildings at Spring Grove Hospital Center.

MODIFICATION DESCRIPTION This change order covers the cost to add the White Building, Ward 'C', to the project. This Ward will receive new anti-ligature door hardware, HVAC grills, sprinkler heads and drywall ceilings to replace tile & grid ceilings.

TERM OF ORIGINAL CONTRACT 300 Calendar Days from NTP

TERM OF MODIFICATION 180 Calendar Days

AMOUNT OF ORIGINAL CONTRACT \$882,690.00

AMOUNT OF MODIFICATION \$94,345.00

PRIOR MODIFICATIONS/OPTIONS \$71,376.53

REVISED TOTAL CONTRACT AMOUNT \$1,048,411.53

PERCENT +/- (THIS MODIFICATION) 10.68%

OVERALL PERCENT +/-

CONSTRUCTION CONTRACT MODIFICATION

ITEM 9-M-MOD (Cont.)

ORIGINAL PROCUREMENT METHOD Competitive Sealed Bids

ORIGINAL MBE PARTICIPATION 62.17% (Sub goal of 7.17% African

American-55% Women-owned)

MBE COMPLIANCE 19.5%

<u>REMARKS</u> Contract time will be extended by one hundred eighty (180) non-compensable calendar days. The previous completion date of August 15, 2013 will be revised to February 11, 2014.

During the bidding for Phase I Patient Environment Improvements Project in 2009, White Building Ward 'C' was designated for closure and the scheduled patient environment improvements were removed from the project. The Ward was not closed as scheduled and has remained in continuous operation with no future plans for closure. The facility has requested that the White Building Ward 'C' be added back into this Phase of the project.

FUND SOURCE MCCBL 2009/ Item 023 (Provide funds to

construct Patient Safety Improvements at Psychiatric Hospitals and Treatment

Centers.)

RESIDENT BUSINESS Yes

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

MAINTENANCE CONTRACT MODIFICATION

ITEM 10-M-MOD

MARYLAND PUBLIC TELEVISION Maryland Public Television (MPT)

Owings Mills, MD

CONTRACT NO. & TITLE Project No. 001B0400722;

Janitorial Service

ADPICS NO. COF38381

ORIGINAL CONTRACT APPROVED 7/6/2010 DPRB Item 27-S-001

CONTRACTOR Dazser-Bal Corporation

d/b/a Jani-King of Baltimore

Columbia, MD

CONTRACT DISCRIPTION To provide Janitorial Services for the

Maryland Public Television for a period of three (3) years beginning November 1, 2010 through

October 31, 2013.

MODIFICATION DESCRIPTION Approval is requested to extend the

expiration date for an additional nineteen (19) weeks to the original contract.

TERM OF ORIGINAL CONTRACT 11/1/2010-10/31/2013

TERM OF MODIFICATION 12/7/2013-4/30/2014

ORIGINAL CONTRACT AMOUNT \$174,564.21

AMOUNT OF MODIFICATION \$50,000.00

PRIOR MODIFICATIONS/OPTIONS \$25,435.79 (see remarks)

REVISED TOTAL CONTRACT AMOUNT \$250,000.00

PERCENT +/- (THIS MODIFICATION) 28.6%

OVERALL PERCENT +/- 43.2%

ORIGINAL PROCUREMENT METHOD Competitive Sealed Bids

MAINTENANCE CONTRACT MODIFICATION

ITEM 10-M-MOD (Cont.)

ORIGINAL MBE PARTICIPATION 10%

REMARKSThis Modification is requested to extend the expiration date of the original contract. This is a result of the remaining responsive bids exceeding agency's available funding. This extension is necessary to complete the reprocurement of a new long-term contract to take effect by 5/1/2014. The incumbent Dazser-Bal Corporation d/b/a Jani-King of Baltimore, has agreed to this extension and all terms and conditions shall remain the same as the existing agreement.

Previous modification #1 (2/13/13 - 10/31/13) allowed for extra tasks within the scope of work as needed and modification #2 (11/1/13 - 12/6/13) allowed extension of current contract for reprocurement of services.

Due to the nature of the service, it is crucial that services not be interrupted.

FUND SOURCE 36.15.00 21081 0813

(MPT Operating Fund)

RESIDENT BUSINESS Yes

MD TAX CLEARANCE 13-2038-1111

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

GENERAL MISCELLANEOUS

<u>ITEM</u> 11-GM

REFERENCE In accordance with provisions of the State Finance and Procurement Article, Section 8-301, Annotated Code of Maryland, the Board of Public Works approval is requested for the use of General Obligation Bond funding for the contract(s) noted below in the total amount of \$121,774.00 (2 items).

A. Department of Public Safety and Maryland Correction Institution Hagerstown

Correctional Services 18601 Roxbury Rd. Hagerstown, MD 21746

DESCRIPTION Approval is requested for a contract that provides the labor, materials, equipment, supervision, and management necessary to partially rebuild the stair towers in Cellblocks C and D. Each stair replacement section is approximately 10 feet wide by 13 feet long and includes the lower level landing, one stairway up to an intermediate landing exiting to a court yard grade, and one stairway up to the first level of Cellblock C and D at the Maryland Correctional Institution 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 confirmed its bid. The Government estimate is \$212,000.00.

CONTRACT NO. AND TITLE Project No. KB-000-130-001;

Rebuild Main Stairway in Cell Block C & D

PROCUREMENT METHOD Competitive Sealed Bids

<u>AWARD</u> Congressional Construction, LLC

Washington, D.C.

AMOUNT \$99,630.00

TERM 180 Days from Notice to Proceed

MBE PARTICIPATION 30% (7% African American-owned subgoal)

FUND SOURCES MCCBL 2012/Item 007 (Provide funds for

the State Capital Facilities Renewal

Program-Statewide.)

GENERAL MISCELLANEOUS

ITEM 11-GM (Cont.)

B. Department of Public Safety and Jessup Correctional Institution

Correctional Services Jessup, MD

<u>DESCRIPTION</u>

A/E shall provide a design for a new 30 ton air conditioning unit and all necessary piping and wiring associated between the condensing unit and the air handling unit; install a new hatch way to the roof to access the new unit; new ventilation system (duct work) and controls for the new system. All associated duct work, dampers and temperature controls need to be upgraded to meet the new unit criteria.

<u>REMARKS</u> Indefinite Quantity Contract (IQC) DGS-12-004-IQC was developed for DGS to provide mechanical, electrical and plumbing design and engineering services for multiple construction projects with fees \$200,000.00 or less. Under this agreement, individual contract awards may not exceed \$200,000.00. Selected firms may be

agreement, individual contract awards may not exceed \$200,000.00. Selected firms may be awarded more than one contract; however, the total amount for the contracts awarded to any one firm may not exceed \$500,000.00.

CONTRACT NO. AND TITLE Project No. KF-732-140-001;

Replace A/C, Visitors Building -Jessup

Correctional Institution

PROCUREMENT METHODMaryland Architectural and Engineering

Services Act

AWARD Kibart Consulting Engineers

Towson, MD, 21204

AMOUNT \$22,144.00

FUND SOURCE MCCBL 2012 Item 007 (Provide Funds for

the State Capital Facilities Renewal

Program)

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

GENERAL MISCELLANEOUS

<u>**ITEM**</u> 12-GM

REFERENCEIn 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 \$49,700.00 (2 items).

Department of Natural Resources

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

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

MCCBL 2013/Item 015 (Provide funds to construct capital improvements such as planned Maintenance and repair projects at public use facilities on State-Owned property)

A. Avondale Wildlife Management Area (WMA) Westminster, MD (Carroll County)

<u>**DESCRIPTION**</u> This project is to remove, dispose of & replace kitchen & bathroom exhaust fans, all kitchen cabinets/countertops, sink & faucet, bathroom fixtures & accessories, drywall around kitchen area/hallway & bathroom, including ceiling & bathroom floor tiles.

REMARKS

Work also includes remove/dispose of & replace interior doors & frames (1 basement, 2 bedroom, 1 bathroom, 1 ext. garage pedestrian). Approx 60 SF aluminum siding at front & rear walls of attached garage. 5 double-hung windows. Provide & install new circuits, breakers, and wiring for dedicated appliance circuits, GFCI outlets, and switches. Connect/install existing & new appliances as supplied by tenant & contractor, 7 new smoke alarms. Install 2 new hot water baseboard heaters. Prepare, prime, and finish paint all new drywall surfaces and all previously painted drywall in kitchen and hallway ceiling. Replace deteriorated wall sheathing & house wrap as required, install 1200 SF vinyl siding throughout exterior. Remove old chimney flashing caulk, apply new caulk, and install rain diverter on roof.

CONTRACT NO. & TITLE

Project No. P-000-122-210; Renovate Kitchen & Bathroom – Tenant House

GENERAL MISCELLANEOUS

ITEM 12-GM (Cont.)

PROCUREMENT METHOD Small Procurement

AWARD Albrecht Construction Corp.

Woodbine, MD

AMOUNT \$42,700.00

FUND SOURCE MCCBL FY2011 Item 008

B. Patapsco State Park

Baltimore, MD (Baltimore County)

<u>DESCRIPTION</u> This project is to remove & dispose of old roofing material, felt paper, associated roofing accessories (approx. 1780 SF). Install 30 lb roof felt paper over entire roof, metal drip edge around entire perimeter of roof, lifetime asphalt architectural shingles (approx 1780 SF) to include new flashing. Install approx 49 lf of shingles over ridges. Stain all exposed interior & exterior surfaces of rake & fascia boards, gable boards & newly installed wood sheathing. Dispose of debris from job site.

CONTRACT NO. & TITLE Project No. P-020-144-010;

Re-roof Shelter #66

PROCUREMENT METHOD Small Procurement

AWARD Dimension Construction & Remodeling, Inc.

Hyattsville, MD

AMOUNT \$7,000.00

FUND SOURCE MCCBL FY2013/Item 015

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

REAL PROPERTY

ITEM 13-RP

DEPARTMENT OF AGRICULTURE

Maryland Agricultural Land Preservation Foundation (MALPF)

Agricultural Land Preservation Easements

(Various Properties)

REFERENCE

Section 2-514.1.

Approval is requested for the Maryland

Agricultural Land Preservation Foundation, Department of Agriculture, to accept option contracts for the purchase of agricultural preservation easements on the following properties:

SPECIAL CONDITIONS

Grantor relinquishes all rights to develop or subdivide the land for industrial, commercial, or residential use. Land shall be preserved solely for agricultural use in accordance with provisions of the Agricultural Article. No commercial signs or bill boards are permitted, and there shall be no dumping on land except as is necessary to normal farming operations. Grantor shall manage the property in accordance with sound agricultural practices. Grantee shall have the right to enter land for inspection. No public rights are granted. The term of these easements shall be in perpetuity pursuant to Agriculture Article

- As to items 1 through 4, pursuant and subject to the provisions of Agriculture Article A) Section 2-513, Grantor has elected to reserve the right to apply for release of a lot to convey to himself or his children for the purpose of constructing a dwelling for personal use as follows: one lot of one acre or less if the subject property is at least 20 acres, but less than 70 acres, two lots of one acre or less if the subject property is at least 70 acres, but less than 120 acres, or three lots of one acre or less if the subject property is 120 acres or more.
- B) As to item 5, pursuant and subject to the provisions of Agriculture Article Section 2-513, Grantor has elected to reserve to himself, and his assigns, the right to apply for release of one unrestricted lot, that may be conveyed to himself or others.

Grantor	Property	Price
Caroline County		
FAMILY LOTS		
1. G & E. Orme	195.251Ac	\$ 469,177.50
05-13-02	Less 1 acre	\$ 2,427.81/acre
	Per Dwelling	
	(2 Dwellings)	

REAL PROPERTY

ITEM 13-RP (Cont.)

Caroline County

FAMILY LOTS (Cont.)

	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$790,000.00	\$237,556.03	\$ 552,443.97
b. McCain (fee)	\$850,000.00	\$237,556.03	\$ 612,443.97

Review Appraiser: Andrews

Garrett County

2. C. Jacoby, et al.	115.75Ac	\$ 280,587.50
11-13-04	Less 1 acre	\$ 2,445.21/acre

Per dwelling

(Appraised Value) (Agricultural Value) (Easement Value) a. Peters (fee) \$ 344,250.00 \$63,662.50 \$ 280,587.50 b. Goodfellow (fee) \$ 402,000.00 \$63,662.50 \$ 338,337.50

Review Appraiser: Kelleher

Harford County

3. J. Milton, et al.	108.107Ac	\$ 478,236.50
12-13-03	Less 1 acre	\$ 4,550.00/acre

Per dwelling (3 Dwellings)

(Appraised Value) (Agricultural Value) (Easement Value) a. Benfield (fee) \$683,195.00 \$114,348.02 \$568,846.98 b. Page (fee) \$736,000.00 \$114,348.02 \$621,651.98

Review Appraiser: Kelleher

Queen Anne's County

4. T. Draper	272Ac	\$1,001,703.50
17-13-07		\$ 3,682.73/acre

(Appraised Value) (Agricultural Value) (Easement Value) a. Cadell (fee) \$2,065,000.00 \$281,053.02 \$1,783,946.98 b. Benfield (fee) \$1,714,000.00 \$281,053.02 \$1,432,946.98

Review Appraiser: Andrews

REAL PROPERTY

ITEM 13-RP (Cont.)

UNRESTRICTED LOTS

Baltimore County

5. R. Morris	33.7676 Ac	\$ 247,615.11
03-13-08		\$ 7,332.92/acre

(Appraised Value) (Agricultural Value) (Easement Value)

a. Muller(fee) \$ 270,000.00 \$22,384.89 \$ 247,615.11 b. Benfield (fee) \$ 253,257.00 \$22,384.89 \$ 230,872.11

Review Appraiser: Kelleher

FUND SOURCES

615 13104 \$ 91,799.53 L00A11.11** \$2,385,520.58 **TOTAL** \$2,477,320.11

TOTAL ACRES (TA) 724.8756

TA LESS DWELLINGS 718.8756

AVERAGE PRICE PER ACRE \$3,446.10

REMARKS

- 1. The Department of Agriculture recommends acceptance of these contracts.
- 2. The Department of General Services has reviewed the appraisals and has recommended that each appraisal "a." listed above be the appraised value of the land on which the easement is to be acquired.
- 3. Items 1 and 4 are "insufficient funds" offers; additional compensation will be offered if funds become available and these items will be brought back before the Board of Public Works for approval.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

^{**} Remarks L00A11.11 includes \$1,017,303.24 county funds.

REAL PROPERTY

ITEM 14-RP

MILITARY DEPARTMENT Dundalk Armory

Baltimore County, MD 7,873.50 sq ft in easements

File #00-8541

REFERENCE Approval is requested to abandon the

existing Baltimore Gas and Electric (BGE) utility easements on a portion of the Dundalk Armory ("Armory") property, and grant new utility easements to BGE in the amount of 7,873.50 sq. ft. This is needed for the renovation and expansion of the Armory. Reference is made to item 7-RP approved on November 14, 2012 and item 9-RP approved on 3/20/2013 for the purchase of 6.273 acres of land adjacent to the Armory from Baltimore City. This property has been added to the Armory site.

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

OWNERSHIP The State of Maryland, to the use of the

Military Department

GRANTEE Baltimore Gas & Electric

PROPERTY 7,873.50 sq ft

PRICE \$0.00

REMARKS

1. The Military Department agrees with this transaction.

2. The Clearinghouse conducted an intergovernmental review of the project under MD20131029-0777. It has recommended to grant a new utility easement of +/- 7,873.50 square feet to the Baltimore Gas and Electric Company. The Baltimore Gas and Electric Company plans to supply electric service to the new extension of the Dundalk Armory.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

TENANT LEASE

ITEM 15-LT

DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES

(Community Supervision Intake/Drinking Driver Monitoring Program)

<u>Landlord</u> 200 Washington Ave., LLC

8601 LaSalle Rd., Suite 204

Towson, MD 21286

Property Location 200 W. Towsontown Blvd.

Towson, MD 21286

Space Type Office Lease Type New Square Feet 2,298

Duration 10 Years **Effective** 2/1/2014

Annual Rent \$45,914.04 (Avg.) **Square Foot Rate** \$19.98 (Avg.)

Utilities ResponsibilityLandlordCustodial ResponsibilityLandlordPrevious Board Action(s)N/A

Fund Sources 75% General DPSC/Intake 35.20.03 TC110 ABOJ 1310

\$34,435.53

25% General DPSC/DDMP 35.20.03 TC120 ABOJ 1310

\$11,478.51

Special Conditions

- 1. The lease provides for six (6) use-in common parking spaces free of charge.
- 2. The lease contains one (1) option to renew for five (5) years.

Remarks

- 1. This office will have daily contact with persons under supervision, law enforcement officers, treatment providers, victims of crime, and the general public.
- 2. The net usable square foot rental rate will be \$19.25 for years one (1) through three (3), \$19.95 for years four (4) through six (6) and \$20.55 for years seven (7) through ten (10). The average rental rate over the ten (10) year lease term is \$19.98.
- 3. This lease contains a termination for convenience clause.

TENANT LEASE

ITEM	15-LT (Cont.))

4. In accordance with the State Finance and Procurement Article, Section(s) 13-105 and 4-318, this space is exempt from publicly advertising. 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

CAPITAL GRANTS AND LOANS

ITEM 16-CGL

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

GRANTEE Community Coalition for Affordable Housing, Inc.

P.O. Box 491 Elkton, MD 21922

PROJECT MHA-CB-26802-03: Acquisition

110 Friendship Rd. Elkton, MD 21921

<u>DESCRIPTION</u> Approval is requested for a grant of \$80,511.00 for the acquisition of a three-bedroom home at 110 Friendship Road, Elkton, MD. Appraisals were provided and reviewed by DGS as follows:

Contract of Sale \$167,000.00 Appraisal: Steven Patrick Ulrich, Elkton, MD \$169,000.00 Appraisal: George W. Lutz, III, North East, MD \$175,000.00 DGS approved fair market value \$169,000.00

Grant participation is limited to the lesser of the DGS approved value or the contract price.

REMARKSGrantee is a nonprofit organization. This acquisition will provide housing for three mentally ill individuals. In accordance with *Subtitle 6 of the Health-General Article of the Annotated Code of Maryland*, the Board's approval is further contingent upon the State's right of recovery being included in the Deed(s) or otherwise recorded among the Land Records of Cecil County. No State funds will be disbursed until the grantee has presented suitable evidence to the Office of the Comptroller that it has expended the required matching funds.

CAPITAL GRANTS AND LOANS

ITEM 16-CGL (Cont.)

FUND SOURCES Eligible project costs are \$167,650.00. This includes \$167,000.00 for acquisition and \$650.00 for appraisals. These costs will be funded as follows:

\$87,139 (52%) Applicant's Share Mortgage \$80,511 (48%) MCCBL 2010 Community Health Facilities Fund

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

APPROVED DIS

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

CAPITAL GRANTS AND LOANS

ITEM 17-CGL

MARYLAND HIGHER EDUCATION COMMISSION

RECOMMENDATION

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

Cecil College

New Engineering and Math Building – Phase II Construction and Equipment Construct and equip a new 28,000 GSF Engineering and Math Building to support educational and training needs of high tech industries and their employees located in Cecil County.

\$11,682,000.00

Maryland Consolidated Capital Bond Loan of 2012, Item 019	\$ 8,433,311.45
Maryland Consolidated Capital Bond Loan of 2013, Item 018	\$ 3,248,688.55
TOTAL	\$11,682,000.00

CC-13-MC09/11/12/13-408

MATCHING FUND Cecil College – \$6,890,337 Cost sharing is 62.9% State share, 37.1% local share and is in accordance with Section 11-105(j) of the Education Article.

BACKGROUND	Total Amount	State Share	Local Share
Total Project	\$26,885,532.00	\$16,911,000.00	\$9,974,532.00
This Action	\$18,572,337.00	\$11,682,000.00	\$6,890,337.00
Previous Action, 23-CGL, 02/20/13	\$ 3,179,650.00	\$ 2,000,000.00	\$1,179,650.00
Previous Action, 9-CGL, 06/20/12	\$ 3,410,175.00	\$ 2,145,000.00	\$1,265,175.00
Previous Action, 18-CGL, 1/06/10	\$ 1,723,370.00	\$ 1,084,000.00	\$ 639,370.00

REMARKS

- (1) This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.
- (2) The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommend approval. All contracts will be awarded by the Cecil College and signed by local authorities.

$\frac{\textbf{DEPARTMENT OF GENERAL SERVICES}}{\textbf{ACTION AGENDA}}$

CAPITAL GRANTS AND LOANS

(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

CAPITAL GRANTS AND LOANS

ITEM 18-CGL

MARYLAND HIGHER EDUCATION COMMISSION

RECOMMENDATION

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

Prince George's Community College

Circulation and Roadway Improvements – Construction

Project consists of improvements to campus roadway and pedestrian circulation and related signage, lighting and security.

\$5,135,000.00

MCCBL 2003/Item 033	\$ 1,629.00
MCCBL 2006/Item 020	\$ 28,944.00
MCCBL 2008/Item 020	\$ 211,539.42
MCCBL 2009/Item 030	\$3,469,543.00
MCCBL 2010/Item 021	\$ 774,457.00
MCCBL 2012/Item 019	\$ 648,887.58
TOTAL	\$5,135,000.00

CC-08-MC03/06/08/09/10/12-415

<u>MATCHING FUND</u> Prince George's Community College – \$3,015,794.00

Cost sharing is 63.0% State share, 37.0% local share and is in accordance with Section 11-105(j) of the Education Article.

BACKGROUND	Total Amount	State Share	Local Share
Total Project	\$8,719,048.00	\$5,493,000.00	\$3,226,048.00
This Action	\$8,150,794.00	\$5,135,000.00	\$3,015,794.00
Previous Action – 15-CGL, 1/6/10	\$ 568,254.00	\$ 358,000.00	\$ 210,254.00

REMARKS

- (1) This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.
- (2) The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommend approval. All contracts will be awarded by Prince George's Community College and signed by local authorities.

CAPITAL GRANTS AND LOANS

reimbursement.

<u>ITEM</u>	18-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

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

CAPITAL GRANTS AND LOANS

ITEM 19-CGL

MARYLAND HIGHER EDUCATION COMMISSION

RECOMMENDATION

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

Community College of Baltimore County - Catonsville Campus

Buildings B, K, and L Roof Replacements – Design and Construction The project is to design and construct the replacement of the roofs on Buildings B, K, and L at the Catonsville Campus.

\$401,000.00

MATCHING FUND Community College of Baltimore County – \$403,000.00 Cost sharing is 50% State share, 50% local share and is in accordance with Section 11-105(j) of the Education Article.

BACKGROUND	Total Amount	State Share	Local Share
Total Project	\$804,000.00	\$401,000.00	\$403,000.00
This Action	\$804,000.00	\$401,000.00	\$403,000.00

REMARKS

- (1) This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.
- (2) The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommend approval. All contracts will be awarded by the Community College of Baltimore County and signed by local authorities.
- (3) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

CAPITAL GRANTS AND LOANS

ITEM 20-CGL

MARYLAND HIGHER EDUCATION COMMISSION

RECOMMENDATION

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

Community College of Baltimore County – Catonsville Campus

Building F Renovation – Construction

Renovate the existing 46,215 GSF F Building (former Library) and provide a new 42,925 GSF addition to create a new Science Building creating labs, lecture space, student study spaces, faculty offices and planetarium to help eliminate space deficiencies in the Science and Math Departments.

\$1,000,000.00

Maryland Consolidated Capital Bond Loan of 2013, Item 018 CC-04-MC11/13-417

MATCHING FUND Community College of Baltimore County – \$1,000,000.00 Cost sharing is 50% State share, 50% local share and is in accordance with Section 11-105(j) of the Education Article.

BACKGROUND	Total Amount	State Share	Local Share
Total Project	\$8,904,000.00	\$4,452,000.00	\$4,452,000.00
This Action	\$2,000,000.00	\$1,000,000.00	\$1,000,000.00
Previous Action, 15-CGL, 3/6/13	\$2,000,000.00	\$1,000,000.00	\$1,000,000.00
Previous Action, 22-CGL, 10/19/11	\$4,904,000.00	\$2,452,000.00	\$2,452,000.00

REMARKS

- (1) This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.
- (2) The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommend approval. All contracts will be awarded by the Community College of Baltimore County and signed by local authorities.

$\frac{\textbf{DEPARTMENT OF GENERAL SERVICES}}{\textbf{ACTION AGENDA}}$

CAPITAL GRANTS AND LOANS

ITEM	20-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