



DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

December 4, 2013

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DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 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

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

AMOUNT

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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WITHDRAWN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

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 2-C

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CONSTRUCTION CONTRACT

ITEM 2-C (Cont.)

MBE PARTICIPATION

25% (7% African American, 4% Asian)
(1% VSBE)

PERFORMANCE BOND

100% of Full Contract Amount

REMARKS

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

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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 construct Capital improvements such as planned maintenance and repair projects at 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

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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%

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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	<u>\$ 4,400.00</u>
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 +/- 1.17%

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.

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

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 6-M

DEPARTMENT OF GENERAL SERVICES

Annapolis Data Center
Annapolis, MD

CONTRACT NO. AND TITLE

Project No. H00R4400029;
Janitorial Services;
ADPICS NO. 001B4400249

DESCRIPTION

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)

PROPOSALS

National Center on Institutions and Alternatives, Inc. Baltimore, MD

AMOUNT

\$177,535.07

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.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT

ITEM 7-M

DEPARTMENT OF HEALTH AND
MENTAL HYGIENE

John L. Gildner Regional Institute for
Children & Adolescents (R.I.C.A-Rockville)

Project No. SW-000-112-901 Rebid;
Underground Storage Tank Replacement
ADPICS NO. 001B4400279

DESCRIPTION

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

Kalyani Environmental Solutions, LLC.
Baltimore, MD
Garcete Construction Company, Inc.
Bladensburg, MD
Apex Companies, LLC. Rockville, MD

AMOUNT

\$240,434.00
\$294,000.00
\$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.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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

Pro-Coat, LLC, Salisbury, MD
R & R Coatings, Inc., Salisbury, MD
Covington Machine & Welding, Inc.
Annapolis, MD

AMOUNT

\$332,000.00
\$676,273.00
\$928,670.00

AWARD

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

REMARKS -

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MAINTENANCE CONTRACT MODIFICATION

ITEM 9-M-MOD

**DEPARTMENT OF HEALTH
AND MENTAL HYGIENE**

Spring Grove Hospital Center
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

CONTRACT DESCRIPTION

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 +/-

18.72%

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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 DISCRPTION

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 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 Correctional Services	Maryland Correction Institution Hagerstown 18601 Roxbury Rd. Hagerstown, MD 21746
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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.

REMARKS

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

AWARD

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.)

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 11-GM (Cont.)

B. Department of Public Safety and
 Correctional Services

Jessup Correctional Institution
Jessup, MD

DESCRIPTION

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.

REMARKS

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 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 METHOD

Maryland 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

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL MISCELLANEOUS

ITEM 12-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. 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)

DESCRIPTION

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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)

DESCRIPTION

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

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 13-RP

DEPARTMENT OF AGRICULTURE

Maryland Agricultural Land Preservation Foundation (MALPF)
Agricultural Land Preservation Easements (Various Properties)

REFERENCE

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 Section 2-514.1.

A) As to items 1 through 4, pursuant and subject to the provisions of Agriculture Article 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.

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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		
<u>Property Location</u>	200 W. Towsontown Blvd. Towson, MD 21286		
<u>Space Type</u>	Office	<u>Lease Type</u>	New
<u>Duration</u>	10 Years	<u>Effective</u>	2/1/2014
<u>Annual Rent</u>	\$45,914.04 (Avg.)	<u>Square Foot Rate</u>	\$19.98 (Avg.)
<u>Utilities Responsibility</u>	Landlord		
<u>Custodial Responsibility</u>	Landlord		
<u>Previous Board Action(s)</u>	N/A		
<u>Fund Sources</u>	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		
<u>Special Conditions</u>	<ol style="list-style-type: none"> The lease provides for six (6) use-in common parking spaces free of charge. The lease contains one (1) option to renew for five (5) years. 		
<u>Remarks</u>	<ol style="list-style-type: none"> This office will have daily contact with persons under supervision, law enforcement officers, treatment providers, victims of crime, and the general public. 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. This lease contains a termination for convenience clause. 		

Special Conditions

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

Remarks

- This office will have daily contact with persons under supervision, law enforcement officers, treatment providers, victims of crime, and the general public.
- 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.
- This lease contains a termination for convenience clause.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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	<u>\$ 3,248,688.55</u>
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

	<u>Total Amount</u>	<u>State Share</u>	<u>Local Share</u>
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.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 17-CGL (Cont.)

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

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 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	<u>\$ 648,887.58</u>
TOTAL	\$5,135,000.00

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

MATCHING FUND

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

	<u>Total Amount</u>	<u>State Share</u>	<u>Local Share</u>
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.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 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 reimbursement.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 19-CGL

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

MCCBL 2013/Item 018 CC-04-MC13-433

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 Project

Total Amount

\$804,000.00

State Share

\$401,000.00

Local Share

\$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

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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

	<u>Total Amount</u>	<u>State Share</u>	<u>Local Share</u>
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.

DEPARTMENT OF GENERAL SERVICES
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		WITHOUT DISCUSSION	