



DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

July 23, 2014

	Pages
Architectural/Engineering	1 thru 4
Maintenance	5 thru 18
General Miscellaneous	19 thru 24
Real Property	25 thru 26
Leases	27 thru 36
Capital Grants and Loans	37 thru 53

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT MODIFICATION

ITEM 1-AE-MOD

DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES

CONTRACT NO. AND TITLE

Project No. KT-000-090-D01
 Youth Detention Center
 Baltimore, Maryland
 ADPICS No: COF74976

ORIGINAL PROCUREMENT METHOD

Maryland Architectural and Engineering
 Services Act

ORIGINAL CONTRACT APPROVED

DGS/BPW Agenda Item 4-AE
 (November 19, 2008)

CONTRACTOR

PSA-Dewberry + Penza Bailey Architects,
 Joint Venture, Baltimore

CONTRACT DESCRIPTION

This project will provide for a new 180-bed facility for youthful offender detainees, consisting of four (4) stories, 184,797 GSF, above grade housing and support services and one parking/service level, 29,783 GSF, below grade with site work and utilities. This stand-alone facility will provide sight and sound separation from the adult offenders' population as required by the U.S. Department of Justice. Under a previous modification, additional design services were approved for the renovation of the existing Baltimore Pre-Release Unit (BPRU) and a portion of the adjacent Occupational Skills Training Center (OSTC) located in the Baltimore Correctional Complex to create a 60-bed Youth Detention Center (YDC) facility for youth charged as adults.

MODIFICATION

This Modification provides for additional design services to:

1. A feasibility study, optional concept designs and cost analysis between: a) partial demolition and major restoration of the existing BPRU building, renovation of a portion of OSTC, plus new addition to meet the program needs; and (b) the complete demolition of the existing BPRU building and provision of a new building to meet the program needs.
2. Full design services for a new commercial kitchen, dining and laundry areas, including auxiliary spaces – storage, loading area, trash, etc.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT MODIFICATION

ITEM 1-AE-MOD (cont.)

3. A Phase 2 Environmental Assessment for all existing facilities within the extent of project work.
4. Additional Geotechnical Testing and Engineering: 2 borings
5. Forest Conservation design and coordination services: Landscaping Services
6. Additional design and construction administration services for a new fire alarm system within the occupied areas of the OSTC building.
7. Additional design and construction administration services for an additional three (3) months of construction for a total of eighteen (18) months.
8. Additional surveys: Boundary Survey and Underground Utility Survey
9. Meetings with proposed facility Users to ensure Program Compliance for Medical, Education, Food Service, Operations and Technology.

ORIGINAL CONTRACT AMOUNT \$ 7,595,347.35

MODIFICATION AMOUNT \$ 409,743.06

PRIOR MODIFICATIONS/OPTIONS \$ 3,506,013.30

REVISED CONTRACT AMOUNT \$ 11,511,103.71

ORIGINAL CONTRACT TERM 11/13/2008 – 12/20/2012

TERM MODIFICATION 10/04/2013 – 10/10/2016

PERCENT +/- OF THIS MODIFICATION 5.39%

OVERALL PERCENT 51.55%

TERM 1102 Calendar Days

TERM OF ORIGINAL CONTRACT 1415 Calendar Days

MBE PARTICIPATION 35.03%

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT MODIFICATION

ITEM 1-AE-MOD (Cont.)

FUND SOURCE MCCBL of 2014: DPDS, “New Youth Detention Center. Provide funds to design and construct a new Youth Detention Center.” Item 067.

MBE COMPLIANCE 36.78%

PERFORMANCE BOND N/A

REMARKS

Subsequent to abandoning the initially proposed new 180-bed YDC project, DPSCS has reassessed the youth population projections based on the recent declining population figures and has now planned for a downsized 60-bed facility by renovation of the existing BPRU and OSTC instead of the new Youth Detention Center in the Baltimore Correctional Complex. The General Assembly, in its 2013 session, proposed and authorized the Capital Funds in the amount of \$2,600,000 for the design of the 60-bed facility project. The revised project program for the renovation for 60-bed facility prepared jointly by the Department of Juvenile Services (DJS) and DPSCS was approved by the Department of Budget and Management (DBM).

The proposed 60-bed facility by renovation of BPRU and a portion of OSTC will be 59,347 GSF and will provide spaces for housing, education, administration, program services (counseling, drug treatment, etc.), visitation, medical, recreation and food services.

During the schematic design reviews, DPSCS has reevaluated the existing facilities and their ability to support the approved program and determined that the existing BPRU building is not viable to support the approved program, or comply with State mandated codes and regulations. This building must be demolished and replaced with a new building. Therefore, additional A/E services are warranted through a modification to the A/E services contract in order to develop a cost efficient and functional project.

The negotiated price for the contract modification is determined to be fair and reasonable. Approval is requested for the entire modification of \$409,743.06 involving all six phases of A/E services.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

A/E SERVICE CONTRACT MODIFICATION

<u>ITEM</u>	1-AE-MOD (Cont.)
<u>TAX COMPLIANCE</u>	14-1540-1111
<u>RESIDENT BUSINESS</u>	Yes

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

MAINTENANCE CONTRACT

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 2-M

**DEPARTMENT OF PUBLIC SAFETY &
CORRECTIONAL SERVICES**

Parole & Probation
Community Supervision
Nine (9) Locations

CONTRACT NO. AND TITLE

Project No. 001IT819490;
Unarmed Uniformed Guard Service
ADPICS NO: 001B5400028

CONTRACT DESCRIPTION

Approval is requested for a contract to provide unarmed uniformed guard services at nine (9) locations for the Division of Parole & Probation for a period of three (3) years.

PROCUREMENT METHOD

Competitive Sealed Bids
(Small Business Reserve)

BIDS OR PROPOSALS

CSI Corporation of DC, Washington, DC	\$1,368,714.36
Legal Services Associates, Inc., Baltimore, MD	\$1,443,503.10
Securemedy Incorporated, Waldorf, MD	\$1,503,012.42
Elite People Protective Service, Baltimore, MD	\$1,515,879.30
DECO International Security Corporation, Miami Beach, FL	\$1,548,046.50
Top of the Clock Inc., Philadelphia, PA	\$1,773,216.90

AMOUNT

AWARD

CSI Corporation of DC
Washington, DC
(SBR# SB12-3017)

TERM

8/1/2014-7/31/2017

AMOUNT

\$1,368,714.36 (3 years)

MBE PARTICIPATION

10%

VSBE PARTICIPATION

5%

MAINTENANCE CONTRACT

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 2-M (Cont.)

RESIDENT BUSINESS

No

TAX COMPLIANCE NO.

14-1372-0110

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

MAINTENANCE CONTRACT

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 3-M

DEPARTMENT OF GENERAL SERVICES Elkton District Court/Multi Service Center
(EDC/MSC)
Elkton

CONTRACT NO. AND TITLE Project No.: 001IT819545
Unarmed Uniformed Guard Services
ADPICS NO. 001B5400031

DESCRIPTION Approval is requested for a contract to
provide unarmed uniformed guard services at the Elkton District Court/Multi-Service Center
located in Elkton, Maryland for a three (3) year period

PROCUREMENT METHOD Competitive Sealed Bids
(Small Business Reserve)

<u>BIDS OR PROPOSALS</u>	<u>AMOUNT</u>
KR Contracting, Inc., Hagerstown, MD	\$323,244.00
Chesapeake Strategies Group, Inc., Oxford MD	\$325,083.60
DEPS, Clinton, MD	\$345,056.40
CSI Corporation of DC, Washington, DC	\$345,582.00
Strategic Protective Services, Inc., Lanham, MD	\$361,612.80
Stronghold Security, LLC, Baltimore, MD	\$366,343.20
Mps Protective Services, Lanham, MD	\$394,160.58
Bennett Detective And Protective Agency Dover, DE	\$394,500.00
Deco International Security Corporation, Miami Beach, FL	\$505,890.00
MSW Inc., Laurel, MD	\$529,804.80
Elite People Protective Services Inc., Baltimore, MD	\$858,567.60

AWARD KR Contracting, Inc.
Hagerstown, MD 21742
(SBR# SB11-1450)

MAINTENANCE CONTRACT

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

<u>ITEM</u>	3-M (Cont.)
<u>AMOUNT</u>	\$323,244.00 (3 Years)
<u>TERM</u>	1/1/2015 – 12/31/2017
<u>MBE PARTICIPATION</u>	5%
<u>PERFORMANCE BOND</u>	No
<u>HIRING AGREEMENT ELIGIBLE</u>	Yes

REMARKS A notice of availability of an Invitation to Bid (ITB) was posted on DGS's Web Site, Bid Board and eMaryland Marketplace.com on 5/7/14 as Small Business Reserve (SBR) procurement with a Minority Business Enterprise (MBE) goal of 5%. Approximately three hundred seventy (370) vendors received notification for this solicitation. A direct solicitation was also sent to one hundred ninety-four (194) Minority Business Enterprise (MBE) firms. Eleven (11) priced bids were received by 5/27/14.

This contract requires the Contractor to provide unarmed uniformed guard services 24 hours a day, 7 days per week and 365 days a year over three, eight-hour shifts. A guard will man the first daily shift from 7:00 a.m. to 3:00 p.m. The Contractor shall furnish all labor, equipment, supplies, training and uniforms necessary to perform the unarmed uniformed guard services for Elkton DC/MSC.

<u>FUND SOURCE</u>	(DGS Operating Funds)
	H00 15 33501 0823 \$ 53,874.00
	H00 16 33501 0823 \$107,748.00
	H00 17 33501 0823 \$107,748.00
	H00 18 33501 0823 \$ 53,874.00

<u>TAX COMPLIANCE NO</u>	14-1425-0111
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MAINTENANCE CONTRACT

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 3-M (Cont.)

RESIDENT BUSINESS

Yes

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

MAINTENANCE CONTRACT

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 4-M

DEPT OF JUVENILE SERVICES

Charles Hickey School
9702 Old Harford Rd.
Baltimore, Md. 21234

CONTRACT NO. AND TITLE

Project No. DT-000-130-001
ADPICS No. 001B5400047
Replace Switchgear

DESCRIPTION

Contract to provides replacement of the existing outside High Voltage Switchgear, this will include new concrete pad and switchgear, disconnecting and reconnecting existing incoming and outgoing feeders.

PROCUREMENT METHOD

Competitive Sealed Bids

BIDS OR PROPOSALS

Innovative Engineering, Inc., York, PA
Service All, Inc., Mitchellville, MD
BlueStar Technologies, Inc., Baltimore, MD

AMOUNT

\$ 373,290.00
\$ 440,934.00
\$ 579,454.92

AWARD

Innovative Engineering, Inc., York, PA

AMOUNT

\$ 373,290.00

FUND SOURCE

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

TERM

180 Calendar Days

MBE PARTICIPATION

61% (7% African American, 4% Asian)

VSBE PARTICIPATION

1.21%

PERFORMANCE BOND

100% of Full Contract Amount

MAINTENANCE CONTRACT

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 4-M (Cont.)

REMARKS This project was advertised for construction on April 24, 2014. Bids were received on May 21, 2014 with three (3) bidders responding. . The MBE approval was received on June 9, 2014. The low bid received from Innovative Engineering, Inc. has been deemed responsive and responsible.

RESIDENT BUSINESS No

TAX COMPLIANCE NO. 14-1369-1111

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

 WITH DISCUSSION WITHOUT DISCUSSION
MAINTENANCE CONTRACT

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 5-M

DEPARTMENT OF NATURAL RESOURCES Matapeake Marine Terminal
306 Marine Academy Drive
Stevensville, MD 21666

CONTRACT NO. AND TITLE Project No. F-018-080-003;
Floating Pier & Steel Bulkhead
Replacement
ADPICS NO. 001B5400060

DESCRIPTION Approval is requested for a contract that will
consist of the construction of a new 83 foot long concrete floating pier and a new 180 foot long
steel bulkhead in front of an existing deteriorated bulkhead at the Matapeake Marine Terminal,
Stevensville, Maryland.

PROCUREMENT METHOD Competitive Sealed Bids

<u>BIDS OR PROPOSALS</u>	<u>AMOUNT</u>
McLean Contracting Company, Glen Burnie, MD	\$1,016,200.00
Dissen & Juhn, LLC, Stevensville, MD	\$1,253,751.00
Edwin A. and John O. Cradell, Inc., West River, MD	\$1,292,228.00
Rehak's Contracting, LLC, Baltimore, MD	\$1,357,349.20

AWARD McLean Contracting Company,
Glen Burnie, MD

AMOUNT \$1,016,200.00

TERM 210 Days from Notice to Proceed

MBE PARTICIPATION 36.3%

VSBE PARTICIPATION 2.8%

PERFORMANCE BOND 100% of Full Contract Amount

MAINTENANCE CONTRACT

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 6-M

DEPARTMENT OF THE MILITARY

Purnell Armory
10901 Notchcliff Road, Glen Arm
Baltimore County, MD 21057

CONTRACT NO. AND TITLE

Project No. M-107-130-001
Replace Roof
ADPICS No. 001B5400062

DESCRIPTION- The scope of work consists of the replacement of the entire roofing system on all parts of the roof, including the replacement of all roofing accessories, gutters, downspouts, flashings, coping and the installation of new access ladders. This project also includes the power washing of stone aggregate panels and routing drain lines underground.

PROCUREMENT METHOD

Competitive Sealed Bids

BIDS OR PROPOSALS

AMOUNT

Cole Roofing, Baltimore, MD	\$ 614,522.00
Elite Sheet Metal Works, Inc., Beltsville, MD	\$ 704,752.00
Roofing and Sustainable Systems, Inc. Baltimore, MD	\$ 997,000.00

AWARD

Cole Roofing

AMOUNT

\$ 614,522.00

TERM

120 Calendar Days

MBE PARTICIPATION

34% (7% African American, 4% Asian)

VSBE PARTICIPATION

1%

PERFORMANCE BOND

100% of Full Contract Amount

MAINTENANCE CONTRACT

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 7-M

DEPARTMENT OF NATURAL RESOURCES Jane’s Island State Park
Crisfield, MD

CONTRACT NO. AND TITLE Project No. P-057-140-010
Renovate One (1) Campground Shower
Building
ADPICS No: 001B5400058

DESCRIPTION: The project consists of the Contractor providing all labor, equipment, materials, supplies, insurance, etc., necessary to renovate and update one (1) campground shower building which is located at Jane’s Island State Park,

PROCUREMENT METHOD Competitive Sealed Bids
(Small Business Reserve)

<u>BIDS OR PROPOSALS</u>	<u>AMOUNT</u>
Sorensen Construction, Inc. Queenstown, MD	\$272,014.00
Colossal Contractors, Inc. Burtonsville, MD	\$288,172.00
Delmarva Veteran Builders, LLC Salisbury, MD	\$332,334.00
Harper & Sons, Inc. Easton, MD	\$334,585.00

AWARD Sorensen Construction, Inc.
Queenstown, MD; SB#12-13179

AMOUNT \$272,014.00

MBE PARTICIPATION 16.37% (.92% Hispanic American and
15.45% Woman-Owned split sub
goal)

TERM 150 Calendar days
MAINTENANCE CONTRACT

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 7-M (Cont.)

PERFORMANCE BOND

Yes

REMARKS:

A notice of availability of an Invitation to Bid (ITB) was posted on DGS's website, and *eMaryland Marketplace.com*. 581 firms were notified of this solicitation on *eMaryland Marketplace.com*. Four (4) bids were received. The contract duration is 150 calendar days. The engineer's estimate is \$209,236.00. Sufficient funds are available to proceed with the award. There is a 15% MBE, no split sub goal for this project. Sorensen Construction, Inc. has achieved the MBE goal 16.37%, .92% Hispanic American and 15.45% Woman-Owned split sub goal.

The recommended contractor Sorensen Construction, Inc. has been found responsive and responsible and has confirmed their bid.

FUND SOURCE

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

RESIDENT BUSINESS

Yes

TAX COMPLIANCE NO.

14-1127-0111

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

GENERAL MISCELLANEOUS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 8-GM (Cont.)

greater than \$25,000.00 and not greater than \$200,000.00. 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 contracts awarded to any one firm may not exceed \$500,000.00. The expiration date of this contract is July 2, 2015.

B. Military Department

Camp Fretterd Military Reservation
Dining Hall, BLDG 102
13700 Hanover Road, Reisterstown
Baltimore County, MD 21136

CONTRACT NO. AND TITLE

Project No. M-102-140-001;
Roof Replacement, BLDG 102

DESCRIPTION

Approval is requested for a contractor to provide all labor, equipment, tools, materials, and supplies required for replacing the built up roof of building 102, Camp Fretterd Military Reservation, Reisterstown, Maryland.

PROCUREMENT METHOD

Competitive Sealed Bids
(Small Business Reserve)

AWARD

J&K Contracting, Inc., Capitol Heights, MD
SB#12-4343

AMOUNT

\$90,500.00

TERM

120 Days from Notice to Proceed

MBE PARTICIPATION

20%

VSBE PARTICIPATION

1%

HIRING AGREEMENT ELIGIBLE

No

GENERAL MISCELLANEOUS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 8-GM (Cont.)

REMARKS This project was advertised on eMaryland Marketplace on 4/16/14 and the bids were opened on 5/7/14 at 2:00 P.M. It was recorded that six (6) bids were received ranging from \$90,500.00 to \$217,700.00. The low bidder was determined to be a responsive and responsible bidder. They plan to achieve the 20% MBE and 1% VSBE goals.

FUND SOURCES

MCCBL 2012 Item 007

C. Department Of Education

Maryland School for the Deaf
8169 Old Montgomery Road
Columbia, MD 21043

CONTRACT NO. AND TITLE

Project No. AH-894-140-001;
Replacement of Boiler System
ADPICS NO.

DESCRIPTION

Approval is requested for a contract that will consist of complete replacement of the existing gas boiler and ancillary equipment and replace with a new fully operational Weil McLain boiler or approved equal and associated auxiliary equipment at the Maryland School for the Deaf, Columbia, Maryland.

PROCUREMENT METHOD

Competitive Sealed Bids
(Small Business Reserve)

AWARD

Fresh Air Concepts, LLC,
Baltimore, MD ; SB#12-9625

AMOUNT

\$70,258.00

TERM

180 Days from Notice to Proceed

MBE PARTICIPATION

28%

VSBE PARTICIPATION

1%

GENERAL MISCELLANEOUS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 9-GM

DEPARTMENT OF GENERAL SERVICES Old Senate Chamber
Maryland State House
Annapolis, MD

DESCRIPTION: This contract provides for fabrication of a period-appropriate replica frame for the 1768 Portrait of William Pitt by Charles Wilson Peale to replace the existing frame which has been determined to be stylistically inaccurate.

REMARKS: The Pitt portrait will be hung above the chimneypiece of the Old Senate Chamber after the architectural restoration is complete. Extensive research was conducted by the architect (Mesick Cohen Wilson Baker) as well as Maryland State Archives staff to determine an appropriate style for the frame of this historic painting. A total of seven (7) options were considered ranging in estimated costs between \$15,000 and \$295,000; an ebonized and gilded frame, to be carved based on frames employed on specific Peale paintings between 1770 and 1779 was ultimately selected as most likely to represent the frame which would have been hung in the Chamber at the time of George Washington's resignation in 1783.

CONTRACT NO. AND TITLE Project No.: BA-491-120-001;
Restoration of the Old Senate Chamber

PROCUREMENT METHOD Exempt – Renovation of Historic Structures
State Finance and Procurement Article
11-203 (a) (1) (xviii)

AWARD Gold Leaf Studios
Washington, DC

AMOUNT \$20,000.00

GENERAL MISCELLANEOUS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 9-GM

FUND SOURCE

Item 003, MCCBL 2011
“Provide Funds to Design, Construct and Equip
Alterations and Renovations to the State House
in Order to Restore the Old Senate Chamber to
its 18th Century Appearance...”

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

REAL PROPERTY

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 10-RP

**MARYLAND DEPARTMENTS OF
HEALTH & MENTAL HYGIENE AND
JUVENILE SERVICES**

3119 Ferndale Avenue
Baltimore City
File # 00-8369

REFERENCE

Approval is requested for an agreement of sale to sell property located at 3119 Ferndale Avenue in Baltimore City. The property is comprised of a 3,586 square foot residence located on 0.35 acres +/- . This property was previously used as a group home by the Department of Juvenile Services, although the property is titled to the Department of Health and Mental Hygiene. Title and transfer documents are subject to legal review.

GRANTOR

Departments of Health & Mental
Hygiene and Juvenile Services

GRANTEE

Winston Calloway

PROPERTY

0.35 acres +/- improved w/ 3,586 sq ft
residence

PRICE

\$55,000.00

APPRAISED VALUES

\$55,000.00 (09/19/13) David M. Kelleher - In-House Appraisal - Reviewed by William T. Beach.

REMARKS

1. This property was approved as surplus by the Board as item 17-RP on 5/28/14.
2. Legislative notification was not required for this property in accordance with The Annotated Code of Maryland, State Finance & Procurement, Section 10-305, because it is valued at less than \$100,000.

REAL PROPERTY

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 10-RP (Cont.)

3. The Clearinghouse conducted an intergovernmental review of the project under MD201200810-0597 and has recommended to declare the single-family home, located at 3119 Ferndale Avenue in Baltimore City and situated on +/- 0.35 acres, surplus to the State and offer the property for public sale.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION
TENANT LEASE

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 11-LT

DEPARTMENT OF STATE POLICE Windsor Mill
(Maryland Coordination and Analysis Center) Baltimore County

Landlord/Owner Ambassador Business Trust
7127 Ambassador Rd., Suite 100
Baltimore, Md. 21244

Property Location 7125 Ambassador Rd.
Windsor Mill, Md. 21244

<u>Space Type</u>	Office	<u>Lease Type</u>	New	<u>Square Feet</u>	15,503
<u>Duration</u>	5 Years	<u>Effective</u>	9/1/2014		
<u>Annual Rent</u>	\$296,324.34 (Avg.)	<u>Square Foot Rate</u>	\$19.11 (avg.)		

Utilities Responsibility Landlord

Custodial Responsibility Landlord

Previous Board Action(s) N/A

<u>Fund Source</u>	General Funds	<u>Program</u>	<u>Sub Program</u>	<u>Sub Object</u>	<u>PCA</u>
		2	806	1301	28061

Special Conditions

1. The lease incorporates 62 use-in-common parking spaces at no additional cost to the State.
2. The landlord will install energy efficient lighting, split system HVAC and water conservation restroom fixtures.
3. The lease provides for the annual pass thru of utility, cleaning and real estate tax expenses over a base year.

Remarks

1. The Maryland Coordination and Analysis Center (MCAC) is the State's only recognized Fusion Center by the Governor and Department of Homeland Security housing federal, state and local law enforcement agencies. Since 2008, the Federal Bureau of Investigation held the lease and provided the state and local agencies office space free of charge. The MCAC was established as a model facility for the analysis and

TENANT LEASE

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 11-LT (Cont.)

dissemination of information in statewide support of law enforcement, public health and welfare, public safety and homeland security. It is one of the four components of the Anti-Terrorism Advisory Council of Maryland (ATAC). The primary function of the MCAC is to provide analytical support for all federal, state and local agencies involved in law enforcement, public health and welfare, public safety and homeland security in Maryland.

2. The rental rate commences at \$18.00 per square foot and increases annually by 3%.
3. Tenant Improvements, which to date have not been fully defined; to be paid by the State shall not exceed \$200,000.
4. The lease contains a termination for convenience clause.
5. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.02.05.05. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

TENANT LEASE

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 12-LT

OFFICE OF THE PUBLIC DEFENDER Snow Hill
Worcester County

Landlord/Owner Rural Integrity Land, LLC
5728 George Island Landing Road
Stockton, Maryland 21864

Property Location 101 W. Green Street
Snow Hill, Maryland 21863

<u>Space Type</u> Office	<u>Lease Type</u> New	<u>Square Feet</u> 3,569
<u>Duration</u> 10 Years	<u>Effective</u> September 1, 2014	
<u>Annual Rent</u>	<u>Square Foot Rate</u>	\$12.50 Years 1-5
\$44,612.50 Years 1-5		\$14.00 Years 6-10
\$49,966.00 Years 6-10	<u>Effective Square Foot Rate</u>	\$16.00 Years 1-5
		\$18.50 Years 6-10

Utilities Responsibility Tenant

Custodial Responsibility Tenant

<u>Fund Source</u>	<u>Appropriation Code</u>	<u>Program Title</u>	<u>Acct.</u>	<u>Agency Object</u>
0001	C80B0002	<u>Fund</u> District Operations	20211	1301

Special Conditions

1. The lease provides for the annual pass thru of real estate taxes over a base year.

Remarks

1. The Office of the Public Defender provides legal services to eligible individuals throughout the state which conform to the statutory geographic boundaries of the District Courts. Representation is provided in District Courts, Juvenile Courts, Circuit Courts, judicial bail reviews and related collateral hearings, Children in Need of Assistance (CINA) and termination of parental rights (TPR) cases.

TENANT LEASE

ITEM 12-LT (Cont.)

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

2. This new location of the Office of the Public Defender (OPD) will facilitate the anticipated growth and storage of circuit court and juvenile files for OPD's largest geographical district in the state which includes the four counties of Wicomico, Somerset, Worcester and Dorchester.
3. The lease contains a termination for convenience clause.
4. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.02.05.05. The Department of General Services, in conjunction with the using Agency, recommends the approval of this Item.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

TENANT LEASE**ITEM**

13-LT

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

MARYLAND COMMISSION ON CIVIL RIGHTS

Hagerstown
Washington County

Landlord

Potomac Plaza, LLC
550 Highland Street, Suite #303
Frederick, Maryland 21701

Property Location

44 North Potomac Street
Hagerstown, Maryland 21740

<u>Space Type</u>	Office	<u>Lease Type</u>	New	<u>Square Feet</u>	390
<u>Duration</u>	3 Years	<u>Effective</u>	8/1/2014		
<u>Annual Rent</u>	\$5,460.00	<u>Square Foot Rate</u>		\$14.00	
		<u>Effective Sq. Ft. Rate</u>		\$14.00	

Utilities Responsibility

Landlord

Custodial Responsibility

Tenant

Previous Board Action(s)

6/15/2011 – Item 5-LT; 12/3/2008 – Item 7-LT; 7/11/2007 – Item 20- LT; 11/15/2006 – Item 12-LT

Fund Source

D27 L0001 PCA 61112A 1301al

Retro-Active Lease

Review of the lease file for this location indicates that the agency has continually occupied the demised premises since January 1, 2007. From July 1, 2013 thru July 31, 2014 the agency occupied the space on a month-to-month basis for a period of thirteen months. The Board of Public Works is requested to retroactively approve the leasing of this space for the thirteen months and to approve back rent in the amount of \$5,915.00 pursuant to the

State Finance and Procurement Article 11-204 (c) concurrent with the lease action requested by this agenda item.

Remarks

1. The Commission on Civil Rights utilizes this space as a full service satellite office for the citizens residing in Western Maryland. The Commission investigates discrimination complaints in employment, housing and public accommodation. The Commission will terminate this lease at the end of the term.

TENANT LEASE

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 13-LT (Cont.)

2. The Commission on Civil Rights has been at this location since 2007. In January 2007 the office was relocated to the 2nd floor and the space was reduced from 700 nusf to 250 nusf; in August 2007 the office space was increased from 250 nusf to 390 nusf with a new 2 year term

3. The lease contains a termination for convenience clause.

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

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

TENANT LEASE

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 15-LT (Cont.)

Remarks

1. This agency, the Child Protective Services Unit of Baltimore City Social Services, investigates child abuse and neglect. In addition, this unit will provide services to maintain a safe environment for children. The OIG protects the integrity of the Department of Human Resources by providing preventive and enforcement services through independent audits, reviews and investigations.
2. The agency is consolidating Child Protective Services from their current space, 1900 N. ing.equates to a reduction of space of approximately 43,777 square feet. The State will realize savings of approximately \$69,816 annually in parking expense.
3. This will be a four (4) story office building over three (3) levels of parking. The building will meet LEED Silver standards including a reflective membrane roof, energy star lighting, and energy efficient HVAC and hot water and water conservation devices.
4. This lease contains a termination for convenience clause.
5. In accordance with the State Finance and Procurement Article, Annotated Code of Maryland the above space request was advertised in the Daily Record, E-Maryland 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:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

TENANT LEASE

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 17-CGL

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

***Board of Directors of the Hyattsville Community Development Corporation
(Prince George’s County)***

Hamilton Street Parking

*“For the planning, design, and reconstruction of the Hamilton Street Parking
Garage, located in Hyattsville.”*

\$250,000.00

*Maryland Consolidated Capital Bond Loan of 2012 (LHI-Chapter 444, Acts of 2012),
DGS Item G134; (SL-072-120-038)*

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2014 and the Board of Public Works to certify a matching fund. The Board of Directors of the Hyattsville Community Development Corporation have submitted evidence that the City of Hyattsville has allocated \$284,046.00 in their Fiscal Year 2015 budget to meet the matching fund requirement for this project. *Documents for certification of match were received by the Department of General Services prior to May 31, 2014.*

<u>BACKGROUND</u>	Total Project	\$10,264,512.00
	12-G134 (This Action)	\$ 250,000.00
	Local Cost	\$10,014,512.00

REMARKS

- (1) The grant agreement has been modified to include The City of Hyattsville as “Beneficiary” throughout the document; and 13. Disposition of Property *Except as provided below*, Grantee or beneficiary may not sell, lease, exchange, give away, or otherwise transfer or dispose of any interest in real or personal property acquired or improved with Grant funds (“Grant-Funded Property”) unless the BPW gives prior written consent ... *Beneficiary is hereby given express permission to assign/lease its interest in the property to a governmental or quasi-governmental entity established by a governmental entity.*
- (2) This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 17-CGL (Cont.)

- (3) The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- (4) The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 18-CGL

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

RECOMMENDATION That the Board of Public Works approve:

A grant of **\$1,049,220.00** to *Baltimore Crisis Response, Inc. (Baltimore City)* for the acquisition of a 23,400 GSF building at 5124 Greenwich Avenue, Baltimore City, Maryland 21229.

PROJECT The acquisition of 5124 Greenwich Avenue, Baltimore City, Maryland 21229.

Contract of Sale	\$1,800,000.00*
Gregory D. Jones, Lutherville, MD	\$1,825,000.00
Steven A. Metzbower, Columbia MD	\$1,890,000.00
DGS accepted appraisal	\$1,825,000.00
Eligible amount	\$1,809,000.00*

*Includes the lesser of the DGS accepted value or the contract price at \$1,800,000.00, and the cost of appraisals at \$9,000.00.

BACKGROUND

Baltimore Crisis Response, Inc. (BCRI) is a provider of hospital diversion services and crisis beds for individuals with mental illness, and medical detoxification beds for individuals with a substance use disorder. The behavioral health crisis stabilization program treats 900 individuals in the 18-bed crisis residential unit annually. The 13–bed medical detoxification unit serves 500 individuals annually. BCRI will increase the residential crisis unit capacity from 21 to 25 beds; increase the medical detoxification unit capacity from 13 to 22 beds; add primary care services; and expand the hospital diversion program by providing space to expand mobile crisis team runs. BCRI expects to divert 1000 individuals from four Baltimore City emergency rooms through the diversion program annually.

REMARKS

- (1) Grantee is a nonprofit organization.
- (2) 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.

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 18-CGL (Cont.)

(3) No State funds will be disbursed until the grantee has presented suitable evidence to the Office of the Comptroller that it has expended the required matching funds.

FUND SOURCE

DHMH has determined the grantee is required to provide a 42% local share of the eligible project cost as follows:

\$1,809,000.00	Total Project Cost
\$1,809,000.00	Eligible Project Cost
\$759,780.00	Baltimore Crisis Response, Inc.
\$207,780.00	<i>The Harry and Jeanette Weinberg Foundation, Inc.</i>
\$552,000.00	<i>M&T Bank mortgage</i>
\$1,049,220.00	MCCBL 2011(Community Health Facilities Fund) DHMH #29701-01

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 19-CGL

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

RECOMMENDATION That the Board of Public Works approve:

A grant of **\$156,538.00** to *Cornerstone Montgomery, Inc. (Bethesda, Maryland)* for the acquisition of a one-bedroom condominium at 7710 Woodmont Avenue, Unit 316, Bethesda, Maryland 20814.

PROJECT The acquisition of 7710 Woodmont Avenue, Unit 316 to house one individual with mental illness.

Contract of Sale	\$207,917.00
Laura Lamb, Laytonsville, MD	\$215,000.00
Virginia Timian, Laurel, MD	\$222,000.00
DGS accepted appraisal	\$215,000.00
Eligible amount	\$208,717.00*

*Includes the lesser of the DGS accepted value or the contract price at \$207,917.00, and the cost of appraisals at \$800.00.

BACKGROUND

Cornerstone Montgomery, Inc. will acquire 7710 Woodmont Avenue, Unit 316 to provide housing services for one individual with mental illness.

REMARKS

- (1) Grantee is a nonprofit organization.
- (2) 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.
- (3) No State funds will be disbursed until the grantee has presented suitable evidence to the Office of the Comptroller that it has expended the required matching funds.

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 19-CGL (Cont.)

FUND SOURCE DHMH has determined the grantee is required to provide a 25% local share of the eligible project cost as follows:

\$208,717.00	Total Project Cost
\$208,717.00	Eligible Project Cost
\$156,538.00	MCCBL 2011 (Community Health Facilities Fund) DHMH #08410-06
\$ 52,179.00	Cornerstone Montgomery, Inc. Montgomery Co. Housing/Community Affairs.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

CAPITAL GRANTS AND LOANS

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

ITEM 20-CGL

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

RECOMMENDATION That the Board of Public Works approve:

A grant of **\$763,767.00** to *Way Station, Inc. (Frederick County)* for the acquisition of eight (8) properties.

PROJECT The acquisition of eight (8) properties.

- 1) A two-bedroom condominium at 1631 Edgewood Place, Unit 102, Hagerstown, Maryland

Contract of Sale	\$84,900.00
Krista R. Hershberger, Hagerstown, MD	\$83,000.00
Patrick B. Bowers, Hagerstown, MD	\$85,000.00
DGS accepted appraisal	\$83,000.00
Eligible amount	\$83,950.00*
State Share at 75%	\$62,962.00

*Includes the lesser of the DGS accepted value or the contract price at \$83,000.00, and the cost of appraisals at \$950.00.

- 2) A two-bedroom condominium at 1633 Edgewood Place, Unit 202, Hagerstown, Maryland

Contract of Sale	\$69,900.00
Patrick B. Bowers, Hagerstown, MD	\$70,000.00
Krista R. Hershberger, Hagerstown, MD	\$75,000.00
DGS accepted appraisal	\$70,000.00
Eligible amount	\$70,925.00*
State Share at 75%	\$53,194.00

*Includes the lesser of the DGS accepted value or the contract price at \$69,900.00, and the cost of appraisals at \$1,025.00.

- 3) A two-bedroom condominium at 1747 Edgewood Hill Circle, Unit 103, Hagerstown, Maryland

Contract of Sale	\$79,900.00
Patrick B. Bowers, Hagerstown, MD	\$80,000.00

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 20-CGL (Cont.)

Krista R. Hershberger, Hagerstown, MD	\$80,000.00
DGS accepted appraisal	\$80,000.00
Eligible amount	\$80,900.00*
State Share at 75%	\$60,675.00

*Includes the lesser of the DGS accepted value or the contract price at \$79,900.00, and the cost of appraisals at \$1,000.00.

- 4) A two-bedroom condominium at 5478 Cedar Lane, Apartment B2, Columbia, Maryland
- | | |
|--------------------------------|---------------------|
| Contract of Sale | \$149,900.00 |
| Jonathan Nichols, Arnold, MD | \$150,000.00 |
| Sheila P. Muccio, Columbia, MD | \$150,000.00 |
| DGS accepted appraisal | \$150,000.00 |
| Eligible amount | \$150,625.00* |
| State Share at 75% | \$112,969.00 |

*Includes the lesser of the DGS accepted value or the contract price at \$149,900.00, and the cost of appraisals at \$725.00

- 5) A two-bedroom condominium at 6450 Green Field Road, Apartment 301, Elkridge, Maryland
- | | |
|--------------------------------|---------------------|
| Contract of Sale | \$154,900.00 |
| Jonathan Nichols, Arnold, MD | \$160,000.00 |
| Sheila P. Muccio, Columbia, MD | \$162,000.00 |
| DGS accepted appraisal | \$160,000.00 |
| Eligible amount | \$155,625.00* |
| State Share at 75% | \$116,719.00 |

*Includes the lesser of the DGS accepted value or the contract price at \$154,900.00, and the cost of appraisals at \$725.00.

- 6) A two-bedroom condominium at 6450 Green Field Road, Unit 305, Elkridge, Maryland
- | | |
|--------------------------------|--------------|
| Contract of Sale | \$157,950.00 |
| Jonathan Nichols, Arnold, MD | \$160,000.00 |
| Sheila P. Muccio, Columbia, MD | \$160,000.00 |

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 20-CGL (Cont.)

DGS accepted appraisal	\$160,000.00
Eligible amount	\$158,725.00*
State Share at 75%	\$119,044.00

*Includes the lesser of the DGS accepted value or the contract price at \$157,950.00, and the cost of appraisals at \$775.00.

- 7) A two-bedroom condominium at 7621 Weather Worn Way, Unit A, Columbia, Maryland
- | | |
|--------------------------------|---------------------|
| Contract of Sale | \$169,000.00 |
| Jonathan Nichols, Arnold, MD | \$170,000.00 |
| Sheila P. Muccio, Columbia, MD | \$170,000.00 |
| DGS accepted appraisal | \$170,000.00 |
| Eligible amount | \$169,875.00* |
| State Share at 75% | \$127,406.00 |

*Includes the lesser of the DGS accepted value or the contract price at \$169,000.00, and the cost of appraisals at \$875.00.

- 8) A two-bedroom condominium at 11430 Little Patuxent Parkway, Columbia, Maryland
- | | |
|--------------------------------|---------------------|
| Contract of Sale | \$146,900.00 |
| Sheila P. Muccio, Columbia, MD | \$149,000.00 |
| Jonathan Nichols, Arnold, MD | \$151,000.00 |
| DGS accepted appraisal | \$149,000.00 |
| Eligible amount | \$147,730.00* |
| State Share at 75% | \$110,798.00 |

*Includes the lesser of the DGS accepted value or the contract price at \$146,900.00, and the cost of appraisals at \$830.00.

REMARKS

- (4) Grantee is a nonprofit organization.
(5) This acquisition will provide housing for sixteen (16) mentally ill individuals.
(6) 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 the

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 20-CGL (Cont.)

County in which the property is located.

(7) No State funds will be disbursed until the grantee has presented suitable evidence to the Office of the Comptroller that it has expended the required matching funds.

FUND SOURCE DHMH has determined the grantee is required to provide a 25% local share of the eligible project cost as follows:

\$1,020,255.00	Total Project Cost
\$1,018,355.00	Eligible Project Cost
\$ 763,767.00	MCCBL 2011 (Community Health Facilities Fund) DHMH #09808-03 through 10
\$ 256,488.00	Way Station, Inc. Cash reserves

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 21-CGL

MARYLAND HIGHER EDUCATION COMMISSION

RECOMMENDATION:

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

Hagerstown Community College

Central Plant Expansion – Design and Construction Allocation

Design and construct the expansion of the central heating and cooling plant to upgrade and replace existing chilled water equipment, and install new chilled water equipment, to serve the current and future cooling needs of the campus.

\$117,000

MCCBL 2013/Item 018 \$ 117,000
(includes MHEC contingency allowance of \$18,000)
CC-02-MC13-440

MATCHING FUND: Hagerstown Community College – \$64,395

Cost sharing is 64.5% State share, 35.5% local share and is in accordance with Section 11-105(j) of the Education Article.

<u>BACKGROUND:</u>	<u>Total Amount</u>	<u>State Share</u>	<u>Local Share</u>
Total Project	\$ 181,395	\$ 117,000	\$ 64,395
This Action	\$ 181,395	\$ 117,000	\$ 64,395

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 Hagerstown Community College 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 22-CGL

MARYLAND HIGHER EDUCATION COMMISSION

RECOMMENDATION:

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

Montgomery College – Rockville Campus

Science West/East Buildings Renovation & Addition – Construction, Science West

Project provides for removal and replacement of existing building skin, electrical, mechanical and plumbing systems, new elevator, structural modifications, utility and site improvements, addition of a third floor to the Science West building, and connecting bridges to Science East and Macklin Tower.

\$12,360,000

MCCBL 2014/ Item 023 \$12,360,000

CC-01-MC01/02/03/04/05/06/09/10/11/12/13/14-414

MATCHING FUND: Montgomery College – \$12,360,000

Cost sharing is 50% State share, 50% local share and is in accordance with Section 11-105(j) of the Education Article.

<u>BACKGROUND:</u>	<u>Total Amount</u>	<u>State Share</u>	<u>Local Share</u>
Total Project	\$55,896,000	\$27,948,000	\$27,948,000
This Action	\$24,720,000	\$12,360,000	\$12,360,000
Previous Action, 22-CGL, 05/28/14	\$ 2,000,000	\$ 1,000,000	\$ 1,000,000
Previous Action, 7-CGL, 09/04/13	\$14,730,000	\$ 7,365,000	\$ 7,365,000
Previous Action, 17-CGL, 02/22/12	\$12,416,000	\$ 6,208,000	\$ 6,208,000
Previous Action, 34-CGL, 09/07/11	\$ 2,030,000	\$ 1,015,000	\$ 1,015,000

REMARKS :

- (3) This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.
- (4) 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 Montgomery College and signed by local authorities.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

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:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 23-CGL

MARYLAND HIGHER EDUCATION COMMISSION

RECOMMENDATION:

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

Wor-Wic Community College

Academic & Administration Building/ Maner Tech Center Renovation –
Design and Construction Allocation

Design and construct renovations to the Academic & Administration Building and Maner Tech Center including replacing the HVAC systems, upgrading elevators and restrooms, and relocating the Institutional Advancement department to continue to provide student services, media center, dining services, information technology and administrative support for the entire College.

\$1,813,000

MCCBL 2013/Item 018 \$ 1,813,000

CC-17-MC13-442

MATCHING FUND: Wor-Wic Community College – \$604,000

Cost sharing is 75.0% State share, 25.0% local share and is in accordance with Section 11-105(j) of the Education Article.

<u>BACKGROUND:</u>	<u>Total Amount</u>	<u>State Share</u>	<u>Local Share</u>
Total Project	\$ 2,417,000	\$ 1,813,000	\$ 604,000
This Action	\$ 2,417,000	\$ 1,813,000	\$ 604,000

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 Wor-Wic Community College and signed by local authorities.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 23-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 24-CGL

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

Anne Arundel County Board of Education (Anne Arundel County)

Meade High School Concession Stand

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the concession stand and bathrooms at Meade High School.”

\$150,000.00

Maryland Consolidated Capital Bond Loan of 2012 (LSI-Chapter 444, Acts of 2012), DGS Item G034; (SL-079-120-038)

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2014 and the Board of Public Works to certify a matching fund. The Anne Arundel County Board of Education has submitted evidence in the form of canceled checks and invoices that it has \$47,179.85 in eligible expenditures, and that an additional \$107,321.00 is allocated in their Fiscal Year 2014 budget for a total of \$154,500.85 to meet the matching fund requirement for this project. *Documents for certification of match were received by the Department of General Services prior to May 31, 2014.*

<u>BACKGROUND</u>	Total Project	\$400,000.00
	12-G134 (This Action)	\$150,000.00
	13-G038 (Future Action)	\$ 50,000.00
	Local Cost	\$200,000.00

REMARKS

- (1) This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- (2) The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 24-CGL (Cont.)

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

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION