

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

June 23, 2010

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DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

GENERAL/MISCELLANEOUS

ITEM 1-GM (Cont.)

FUND SOURCE

MCCBL 2009/Item 007 (Provide funds for the State capital Facilities renewal program- Statewide. DPSCS-SMPRU Renovate Shower rooms)

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WITHDRAWN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 SERVICES

ITEM 2-RP

DEPARTMENT OF GENERAL SERVICES Title Company Services

REFERENCE Board of Public Works approval is requested for contracts to all offerors passing both Technical and Price requirements to perform acquisitions and additional related activities as required for residential, commercial, agricultural and unimproved properties in the following jurisdictions: Dorchester, Somerset, Wicomico and Worcester Counties (representing the Lower Eastern Shore Region).

The Comprehensive Settlement Fee represents the offeror's fee for title and settlement services for a single transaction. This covers all services normally associated with property transactions, such as settlement charges, document preparation, travel expenses, notary fees, return of deeds, reports after recording and photocopies. The cost of title insurance is by fixed rates approved by The Maryland State Insurance Commissioner

PROCUREMENT METHOD Competitive Sealed Proposals

BIDS OR PROPOSALS

Lower Eastern Shore Region

<i>Bidder</i>	<i>Technical/ Price Evaluation</i>	<i>Comprehensive Settlement Fee</i>
The Fisher Law Group Upper Marlboro, MD	Technical: Pass Price: Pass	\$700.00
Granite Title Associates, Inc. Lutherville, MD	Technical: Pass Price-Pass	\$625.00
Lakeside Title Company Columbia, MD	Technical: Pass Price: Pass	\$700.00
Land Settlements, LLC Baltimore, MD MDOT Certified MBE #09-397	Technical: Pass Price: Pass	\$650.00
Law Office of Henry I. Louis Lutherville, MD	Technical: Pass Price: Pass	\$700.00

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY SERVICES

ITEM 2-RP (Cont.)

Each of the nine (9) contracts awarded will be for a value Not To Exceed \$50,000.00 during the three-year term. The aggregate value of the overall contract award will not exceed \$450,000.00. The actual contract cost will depend on the number and contract price of the properties acquired during the term of the contact.

RESIDENT BUSINESS

Yes for all

TAX COMPLIANCE NOS.

10-4259-0110 The Fisher Law Group
10-4258-1111 Granite Title Assoc. Inc
10-4260-0000 Land Settlements, LLC
10-4238-0000 Law Office of Henry I. Louis
10-4251-1111 Miles & Stockbridge
10-4237-0111 Progressive Title Corp.
10-4252-0111 Property Title & Escrow
10-4254-0111 Wright, Constable & Skeen
10-4643-1011 Lakeside Title Co.

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 3-RP

DEPARTMENT OF NATURAL RESOURCES Lawrence C. Rowland Property
80.655± acres
St. Mary's County
File 00-4045

REFERENCE Board of Public Works approval is requested to accept an Agreement of Sale on behalf of Program Open Space to purchase 80.655 acre ± parcel in the McIntosh Run Watershed in central St. Mary's County. The McIntosh Run Watershed is part of the Lower Potomac River Drainage System which drains into the Chesapeake Bay. Protection of this property will safeguard wildlife habitat, conserve forest land, and protect a half mile stretch along an important tributary known as McIntosh Run. McIntosh Run is one of three creeks in Maryland where the endangered Dwarf Wedge Mussel can be found.

The Dwarf Wedge Mussel is an integral part of its habitat. It contributes to the biological diversity of our environment. Because of its extreme rarity, this species is classified as a State Endangered Species, one that is in jeopardy of extinction in Maryland. The other populations of Dwarf Wedge Mussel, located in New England and North Carolina, are also rapidly disappearing. The U.S. Fish and Wildlife Service has also listed the Dwarf Wedge Mussel as being Endangered.

Additionally, the property supports an active bald eagle nest and twelve State listed protected species. The eagles are on the Federal Threatened Species list. The Maryland Department of Natural Resources has secured a \$133,668.00 Recovery Land Acquisition Grant through the U. S. Fish and Wildlife Service to protect the Dwarf Wedge Mussel population along McIntosh Run in Maryland. The parcel is located within the designated Potomac Focus Area and Target Ecological Area, and has received an ecological ranking of 109 under the Program Open Space Targeting System.

The Attorney Generals Office has approved the Agreement of Sale. Title and transfer documents are subject to legal review.

GRANTOR Lawrence C. & Sheiloh O. Rowland

GRANTEE The State of Maryland to the use of the
Department of Natural Resources

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 3-RP (Cont.)

PROPERTY

80.655 acres unimproved

PRICE

\$282,000.00* (\$3,496.37/acre)
(Discounted Sale)

*The sales price represents a negotiated discount from the recommended value (\$290,400.00) to the State of Maryland of \$8,000.00 or 3%.

APPRAISED VALUES

\$290,400.00 (9/10/09) James B. Hooper - Fee Appraiser
Reviewed by Rollin Westholm

\$260,000.00 (9/15/09) Michael J. Martin - Fee Appraiser
Reviewed by Rollin Westholm

FUND SOURCE

POS Land Acquisition Opportunity Loan of
2009 \$148,332.00
USFWS Recovery Land Acquisition Grant
\$133,668.00

SPECIAL CONDITIONS

The State's purchase of the property shall be subject to the Seller conveying to the State an easement in common with others for ingress and egress to the Property from McIntosh Road over and across Sheiloh Way (the "Access Easement"). The Access Easement shall in no way obligate or impose upon the State any responsibility or duty on the State to repair, restore, pave or maintain Sheiloh Way in connection with the State's use thereof, or the use thereof by any party entitled to the use of Sheiloh Way.

REMARKS

1. The Department of Natural Resources recommends approval of this acquisition.
2. There will be no relocation or moving costs associated with this acquisition.
3. This project meets criteria in accordance with Chapter 419, Laws of Maryland 2009 as it presents a unique acquisition opportunity as a result of the extraordinary location and environmental value of the property which scored 109 on the Program Open Space ecological scoring system.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 3-RP (Cont.)

4. The Governor has requested that the Board of Public Works borrow money and incur special obligation indebtedness through a special loan to be known as the Program Open Space Acquisition Opportunity Loan of 2009 as provided in Chapter 419 of the Laws of Maryland 2009.

5. This action authorizes the Comptroller to advance funds needed to complete the transaction; requesting the use of bonds authorized under the Program Open Space Acquisition Opportunity Loan of 2009.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 5-RP (Cont.)

REMARKS
recommends approval of this reservation.

The Department of Natural Resources

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** 6-RP

DEPARTMENT OF NATURAL RESOURCES Towson Presbyterian Church
252.65 acres
Baltimore County
File # 00-4184
POS # 3950

REFERENCE Approval is requested for the acquisition of a conservation easement on 252.65 acres +/- of the Towson Presbyterian Church property. The property is immediately adjacent to the Torrey Brown North Central Rail Trail (“Trail”) in Baltimore County.

This acquisition will ensure that existing and proposed recreational facilities on the site will remain publicly accessible, will provide a public access point to the Trail and ensure that Maryland’s youth from all backgrounds have the permanent opportunity to explore nature and become informed and responsible stewards of the environment.

This will be a joint project with the Baltimore County Department of Recreation and Parks, in cooperation with Baltimore County Department of Environmental Protection and Resource Management. This acquisition will protect over 200 acres of forested land including steep slopes and stream valley along the Beetree Run which drains into Little Falls. This parcel lies within the Target Ecological Area (TEA) and has received an ecological ranking of 122 under the Program Open Space Targeting System. The State will contribute \$1,390,000.00 as part of the Children in Nature Initiative toward the purchase of the conservation easement.

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

GRANTOR Towson Presbyterian Church

GRANTEE The State of Maryland, to the use of the Department of Natural Resources and The Baltimore County Department of Recreation and Parks, in cooperation with The Baltimore County Department of Environmental Protection and Resource Management

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

REAL PROPERTY

ITEM 6-RP (Cont.)

4. The Governor has requested that the Board of Public Works borrow money and incur special obligation indebtedness through a special loan to be known as the Program Open Space Acquisition Opportunity Loan of 2009 as provided in Chapter 419 of the Laws of Maryland 2009.
5. This action authorizes the Comptroller to advance funds needed to complete the transaction; requesting the use of bonds authorized under the Program Open Space Acquisition Opportunity Loan of 2009.

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

APPROVED

DISAPPROVED

DEFERRED

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WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

LANDLORD LEASE**ITEM** 7-LL

DEPARTMENT OF NATURAL RESOURCES Carroll County
(Land and Property Management)

Tenant Dana Lee Dembrow
1226 Canterbury Drive
Sykesville, MD 21784

Property Location 729 Klee Mill Road
Sykesville, MD 21784

<u>Space Type</u>	Residential Dwelling	<u>Lease Type</u>	New	<u>Acre(s)</u>	.45 ac. +/-
<u>Duration</u>	Lifetime Residency	<u>Effective</u>	July 1, 2010		
<u>Annual Rent</u>	\$1.00				

<u>Utilities Responsibility</u>	Tenant
<u>Custodial Responsibility</u>	Tenant
<u>Previous Board Action(s)</u>	N/A

Reference The Maryland Resident Curatorship Program secures private funding and labor for the restoration and maintenance of historic properties owned by the Department of Natural Resources (DNR). The curator, in consideration of a life tenancy, pledges to restore the historic property and maintain it in good condition.

Special Conditions

1. The Tenant shall occupy and use the residence known as the Wachter House located on .45 ac. +/- as a single family residence. The structure is presently in need of significant restoration. Pursuant to the Curatorship Gift Agreement in the amount of \$210,000.00, the Tenant shall restore, rehabilitate, and renovate the structure during the time of the tenancy.
2. The Tenant shall be responsible for obtaining all permits, licenses, inspections and approvals required for its use and occupancy of the premises, and shall deliver to landlord copies of all necessary permits, licenses, inspections and approvals prior to taking any action requiring such permits, licenses, inspections and approvals.
3. The Tenant shall open premise to the public up to 3 to 5 days each year, as arranged in cooperation with the Landlord, once the restoration, rehabilitation and renovation have been completed.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

LANDLORD LEASE

ITEM 7-LL (Cont.)

4. The Tenant shall maintain at their expense, throughout the term, insurance against loss or liability in connection with bodily injury, death, property damage or destruction, occurring within the premises or arising out of the use thereof by Tenant or their agents, employees, officers, subtenants, invitees, visitors and guests, under one or more policies of General Comprehensive Liability (GCL) insurance will have a minimum coverage of \$1,000,000.00 per occurrence, \$2,000,000.00 annual aggregate, and shall contain broad form GCL Endorsement or its equivalent.
5. The Tenant shall indemnify and hold harmless the State of Maryland and the Department of Natural Resources against any and all liability or claim of liability, including reasonable attorney's fees, arising out of their use and occupancy, conduct, operation or management of the premise during the term.
6. This lease does not contain a termination for convenience clause.

Remarks

1. This project is part of the Department of Natural Resources' Maryland Resident Curatorship Program.
2. The Clearing house conducted an intergovernmental review of the project under MD20080822-0877 and has recommended changing the use, and leasing the Wachter House at the Morgan Run Natural Environmental Area, as part of the Maryland Resident-Curatorship Program. It is further recommended that all construction, demolition, rehabilitation, and significant ground disturbance conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties, and be submitted to the Maryland Historical Trust for review as early as possible, and prior to the initiation of any work.
3. Dana L. Dembrow is an employee of the Maryland State Board of Contract Appeals. The State Ethics Commission determined, in an April 21, 2010 letter, that the provisions of the Public Ethics law do not prohibit Mr. Dembrow's participation in the curatorship lease agreement with DNR.

Note: This item previously appeared on the DGS/BPW Agenda on 3-10-2010 as Item 11-LL and was withdrawn.

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** 8-LT**MARYLAND STATE DEPARTMENT**
OF EDUCATIONChild Care Administration
Towson, MD**Landlord** Baltimore County Revenue Authority
115 Towsontown Boulevard
Towson, MD 21286**Property Location** 100 W. Susquehanna Avenue
Towson, MD 21204

<u>Space Type</u>	Garage Parking	<u>Lease Type</u>	New	<u>No. of Spaces</u>	9
<u>Duration</u>	2 Years	<u>Effective</u>	July 1, 2010		
<u>Annual Rent</u>	\$10,584.00	<u>Rate/Space/Month</u>	\$98.00		

<u>Utilities Responsibility</u>	Landlord
<u>Custodial Responsibility</u>	Landlord
<u>Previous Board Action(s)</u>	4/16/2008 – 10LT

Fund Source R00 2010 J7359 8239 1301**Special Conditions**

1. The spaces have been utilized by Licensing Specialist of the MSDE Child Care Administration since 2008.
2. The lease contains a termination for convenience clause
3. The Licensing Specialist utilize personal vehicles for the performance of daily job functions which include attendance at numerous meetings, inspections and events that can extend into the evening hours, often requiring boxes of literature and supplies. Through scheduling, the licensing specialists share the nine (9) permits. The regional office currently has a staff of nineteen (19) employees.
4. The agency exceeds the 1:3 ratio established for this metropolitan area.

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** 9-LT

DEPARTMENT OF HUMAN RESOURCES Towson, MD
Child Support Enforcement Administration Baltimore County

Landlord Baltimore County Revenue Authority
115 Towsontown Boulevard
Towson, MD 21286

Property Location 110 W. Susquehanna Avenue
Towson, MD 21204

<u>Space Type</u>	Garage Parking	<u>Lease Type</u>	New	<u>No. of Spaces</u>	5
<u>Duration</u>	2 Years	<u>Effective</u>	July 1, 2010		
<u>Annual Rent</u>	\$5,880.00	<u>Rate/Space/Month</u>	\$98.00		

Utilities Responsibility Landlord
Custodial Responsibility Landlord
Previous Board Action(s) 4/16/2008 11-LT; 6/21/2006 10-L; 6/9/2004 14-L;
6/19/2002 11-L; 6/7/2000 13-L

Fund Source 100% General N00G0006 7f33 0715 GF010

Special Conditions

1. The spaces have been used by State employees in the Towson area since 1993.
2. The 5 parking spaces conform to the 1:3 ratio established for this metropolitan area.
3. The lease contains a termination for convenience clause

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** 11-LT**DEPARTMENT OF JUVENILE SERVICES** Baltimore City

Landlord 120 W. Fayette Street, LLP
100 N. Charles Street, Suite 1200
Baltimore, MD 21201

Property Location 120 W. Fayette Street
Floors 2-5
Baltimore, MD 21201

<u>Space Type</u>	Office	<u>Lease Type</u>	New	<u>Square Feet</u>	52,508
<u>Duration</u>	10 Years 3 months	<u>Effective</u>	July 1, 2010		
<u>Annual Rent</u>	\$1,008,206.11 Avg	<u>Sq. Ft. Rate</u>	\$19.20 Avg		
		<u>Previous Sq. Ft. Rate</u>	\$16.22		

Utilities Responsibility Landlord
Custodial Responsibility Landlord
Previous Board Action(s) Item 35-L dated 09/23/98; Item 9-L 10/20/04

Retro-Active Leases Board of Public Works is requested to retroactively approve the leasing of this space for the ten (10) month period that lapsed from August 1, 2009 to June 30, 2010 pursuant to the State Finance and Procurement Article 11-204(c).

Special Conditions

1. The lease contains escalations/de-escalations for utilities, janitorial services and real estate taxes.
2. The lease contains a termination for convenience clause.
3. The lease contains an option to renew for five (5) years.
4. The lease contains 69 use-in-common and five (5) reserved parking spaces at the rate of \$125.00 per space per month.

Remarks

1. This office has served as the agency's administrative headquarters and employee development center since 1999.
2. Through rigorous negotiations, the Department of General Services Office of Real Estate achieved six (6) months of rent abatement and substantial building renovations. In addition, the agency reduced the space by 3,065 net usable square feet.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

TENANT LEASE

ITEM 11-LT

3. The rental rate commences at \$18.00 per net usable square foot for years one (1) through five (5); \$19.80 for year six (6); \$20.10 for year seven (7); \$20.40 for year eight (8); \$20.70 for year nine (9); and \$21.01 for year 10.

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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 12-CGL

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

*Board of Directors of the YMCA of Central Maryland, Inc. (Baltimore County)
Catonsville YMCA (Western Family Branch)*
“For the renovation and expansion of, and the construction of an addition to the existing Western Family Branch YMCA building in Catonsville.”
\$1,000,000.00 – encumber \$1,000,000.00
*Maryland Consolidated Capital Bond Loan of 2005 (Chapter 445, Acts of 2005)
DGS Item 046*
\$500,000.00 – encumber \$296,900.00
*Capital Appropriation FY 2007 (Chapter 216, Acts of 2006)
DGS Item 021, (SL-038-060-038)*

MATCHING FUND 03/21/07 Agenda, Item 16-CGL; 02/27/08 Agenda, Item 7-CGL
(No matched required)

<u>BACKGROUND</u>	Total Project	\$6,000,000.00
	05-046 (This Action)	\$1,000,000.00
	06-021 (This Action)	\$ 296,900.00
	06-021 (Prior Action)	\$ 203,100.00
	08-G047 (Prior Action)	\$ 125,000.00
	08-G146 (Prior Action)	\$ 200,000.00
	Local Cost	\$4,175,000.00

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.
- (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 13-CGL

RECOMMENDATION That the Board of Public Works certify matching funds, enter into a grant agreement, and authorize that funds be encumbered for the following grant:

*Board of Directors of the Chesapeake Bay Floating Theatre, Inc. (Charles County)
Indian Head Center for the Arts*

*“For the design, repair, renovation and capital equipping of the upper floor of the
Indian Head Center for the Arts, located in Indian Head.”*

\$23,600.30

*Maryland Consolidated Capital Bond Loan of 2008 (Chapter 336, Acts of 2008)
DGS Item G061, (SL-072-080-038)*

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2010. The Board of Directors of the Chesapeake Bay Floating Theatre, Inc. has submitted evidence in the form of canceled checks and invoices that it has \$47,200.60 in eligible expenditures to meet the matching fund requirement. *Documents for certification of match were received by the Department of General Services prior to May 31, 2010.* Board of Public Works approval is also requested to reimburse the Board of Directors of the Chesapeake Bay Floating Theatre, Inc. \$23,600.30 for eligible expenditures.

<u>BACKGROUND</u>	Total Project	\$47,200.60
	08-G061 (This Action)	\$23,600.30
	Local Cost	\$23,600.30

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.
- (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 14-CGL

RECOMMENDATION That the Board of Public Works certify matching funds, enter into a grant agreement, and authorize that funds be encumbered for the following grant:

*Board of Directors of the Blind Industries & Services of Maryland, Inc.
(Wicomico County)*

Senior Training Center for the Blind

“For the planning, design, construction and capital equipping of the Senior Training Center, located in Salisbury.”

\$150,000.00

*Maryland Consolidated Capital Bond Loan of 2009 (Chapter 485, Acts of 2009)
DGS Item G146, (SL-029-090-038)*

MATCHING FUND The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2011. The Board of Directors of the Blind Industries & Services of Maryland, Inc. has submitted evidence in the form of canceled checks and invoices that it has \$302,194.50 in eligible expenditures to meet the matching fund requirement. Board of Public Works approval is also requested to reimburse the Board of Directors of the Blind Industries & Services of Maryland, Inc. \$150,000.00 for eligible expenditures.

BACKGROUND

Total Project	\$360,451.00
09-G146 (This Action)	\$150,000.00
Local Cost	\$210,451.00

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.
- (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 15-CGL

MARYLAND HIGHER EDUCATION COMMISSION

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

Montgomery College – Germantown Campus

New Bioscience Education Center – Design and Construction

New 72,690 NASF/126,900 GSF biotechnology and science building which will provide a modern teaching facility which will help supply a biotechnology workforce for the Montgomery County area.

\$16,212,870.00

MCCBL 2009/Item 030 CC-01-MC06/07/09-397

MATCHING FUND Montgomery College – \$16,212,870.00

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	\$35,562,999.00	\$17,781,500.00	\$17,781,499.00
This Action	\$32,425,740.00	\$16,212,870.00	\$16,212,870.00
Previous Action (24-CGL, 4/18/07)	\$ 3,137,259.00	\$ 1,568,630.00	\$ 1,568,629.00

REMARKS

- (1) This action is in accordance with Procedures and Guidelines adopted by MHEC 06/02/92 and approved by BPW 06/17/92.
- (2) The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommends approval. All contracts will be awarded by Montgomery 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 16-CGL

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

<u>NAME OF GRANTEE/BORROWER</u>	Community Housing Associates, Inc. 2918-B Glenmore Avenue Baltimore, MD 21214
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<u>PROJECT NO. AND TITLE</u>	MHA-CB-03511-02 2301 North Charles Street Baltimore, MD21218
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<u>DESCRIPTION</u>	Board of Public Works approval is requested for the following:
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1. A State grant of \$247,987.00 to assist Community Housing Associates, Inc. (CHA), a nonprofit organization, in the cost of acquiring a vacant three-story masonry (brick) row house with basement at 2301 North Charles Street, Baltimore, Maryland 21218. CHA has a contract of sale to purchase this property for \$320,000.00 in fee simple. This building, with approximately 4,708 gross square feet of space, will be used to provide 7 studio apartment units for men and women with mental illness. Two appraisals were obtained for the property; both have been reviewed by the Department of General Services. The appraisals are as follows:

\$330,000.00 - Terry R. Dunkin

\$320,000.00 - Eugene Frahm

Based on these appraisals, the Department of General Services approved the fair market value of the real estate at \$320,000.00 in fee.

2. A Waiver of Priority and Subordination Agreement. Community Housing Associates, Inc. has a financing agreement in the form of a \$100,000.00 line of credit with Community Health Facilities Fund (CHFF) based on the condition that the State subordinate its right of recovery to the CHFF line of credit in the amount of \$100,000.00. This line of credit, to be secured by the North Charles Street property, is to be used to cover the acquisition costs of this property until permanent financing is secured. The line of credit will be terminated when the permanent financing is in place, or in March 2011, whichever comes first, at which time the State will no longer be subordinate to the \$100,000.00 line of credit.

Eligible project costs are \$330,650.00. This includes \$320,000.00 for acquisition; \$6,500.00 for appraisals; and \$4,150.00 for a Phase I Environment Report and building evaluation, both of which are required for due diligence. These costs will be funded as follows:

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA

CAPITAL GRANTS AND LOANS

ITEM 16-CGL (Cont.)

AMOUNT \$330,650.00

FUND SOURCE \$82,663.00 (25%) - Applicant’s Share
(Department of Housing and Community
Development Partnership Rental Loan)
\$247,987.00 (75%) – State’s Share MCCL
2009, Community Health Facilities Funds

REMARKS Community Housing Associates, Inc. has
provided residential services to individuals with mental illness since 1989 and currently provides
housing for 233 individuals. CHA is acquiring this building in order to provide housing for non-
elderly disabled individuals under the Bailey Consent Decree. As part of the Bailey Consent
Decree, Community Housing Associates is eligible to receive up to 300-350 Section 8 project-
based vouchers for rental assistance. However, to access the Section 8 vouchers, CHA must first
acquire the housing units. This project will allow CHA to acquire 7 studio apartment units. The
priority populations for this housing are individuals with serious and persistent mental illness
who are chronically homeless or those at risk of homelessness upon discharge from a State
hospital. A request for State funds for renovation will be submitted to the Board at a future date.
Estimated renovation costs (design and construction) are \$658,610.00.

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.

No State funds will be disbursed until the grantee has presented suitable evidence to the
Comptroller that it has expended the required matching funds for this project. After the grantee
has met this requirement, all future invoices will be submitted to the Comptroller, who will
disburse the State portion in amounts equal to the invoices submitted.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	