

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

July 27, 2011

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AE Services Contract	7 thru 9
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**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CONSTRUCTION CONTRACT MODIFICATION**

**ITEM**            2-C-MOD

**DEPARTMENT OF THE MILITARY**

Salisbury Readiness Center  
Salisbury, MD (Wicomico County)

**CONTRACT NO. AND TITLE**

Project No. M-561-100-004;  
Design and Construction of a Readiness  
Center Addition/Alteration  
ADPICS NO. COD83760

**ORIGINAL CONTRACT APPROVED**

4/7/2010 DGS/BPW Item 2-C

**CONTRACTOR**

Nason Construction Inc.  
Salisbury, MD

**CONTRACT DESCRIPTION**

Contract approval requested for a Design/Build project to renovate and add to the above existing facility. The total area of the renovated building will be 54,409 gross-square-feet (gsf).

**MODIFICATION DESCRIPTION**

This Change Order is a credit to the contract for changing from a high sloped roof system (and related design) to a low sloped roof system and related design.

**TERM OF ORIGINAL CONTRACT**

575 Calendar Days

**TERM OF MODIFICATION**

Same

**AMOUNT OF ORIGINAL CONTRACT**

\$9,353,800.00

**AMOUNT OF MODIFICATION**

<\$86,000.00>

**PRIOR MODIFICATIONS/OPTIONS**

<\$34,580.00>

**REVISED TOTAL CONTRACT AMOUNT**

\$9,233,220.00

**PERCENT +/- (THIS MODIFICATION)**

<0.91%>

**OVERALL PERCENT**

<1.28%>

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CONSTRUCTION CONTRACT MODIFICATION**

**ITEM**           2-C-MOD (Cont.)

**ORIGINAL PROCUREMENT METHOD**           Multi-Step Competitive Sealed Bids

**ORIGINAL MBE PARTICIPATION**           25%

**REMARKS**   The contract time will be unchanged. A credit is being issued to the contract because the original architectural design was not accepted by the Using Agency. The change order is being issued because the Contractor did not submit back-up documentation in a timely manner.

**FUND SOURCES**   \$64,500.00 CA 2010/ Item 001  
   \$21,500.00 MCCBL FY2009/Item 011  
    (Provide funds to design and construct renovations and additions to the Salisbury Armory.)

**RESIDENT BUSINESS**   Yes

**MD TAX CLEARANCE**   11-1817-1011

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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APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN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**            3-C-MOD

**DEPARTMENT OF MARYLAND**  
**STATE POLICE**

Barrack “O”  
Hagerstown, MD  
(Washington County, MD)

**CONTRACT NO. AND TITLE**

Project No. PO-183-040-001;  
Construct New Barrack “O” and  
Garage/Communications Building  
ADPICS NO. COD83454

**ORIGINAL CONTRACT APPROVED**

6/9/2010 DGS/BPW Item 1-C

**CONTRACTOR**

Manekin Constructions, LLC  
Columbia, MD

**CONTRACT DESCRIPTION**

Construct a new 25,755 sq ft State Police Barracks “O” and a 5,027 sq ft Garage with Backup Data Center, and replace existing fuel dispensing systems with above grade tanks and the addition of ethanol as a fuel choice. Storm water management pond will be expanded and brought to more stringent current environmental codes.

**MODIFICATION DESCRIPTION**

This change order covers additional costs to install a new data center The Contract Allowance is \$800,000.00. Total cost \$1,249,156.54 plus general conditions mark-up and increase of the bond less the original.

**TERM OF ORIGINAL CONTRACT**

548 Calendar Days

**AMOUNT OF ORIGINAL CONTRACT**

\$10,071,338.00

**AMOUNT OF MODIFICATION**

\$478,689.00

**PRIOR MODIFICATIONS/OPTIONS**

\$250,944.00

**REVISED TOTAL CONTRACT AMOUNT**

\$10,800,971.00

**PERCENT +/- (THIS MODIFICATION)**

4.75%

**OVERALL PERCENT**

7.24%

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CONSTRUCTION CONTRACT MODIFICATION**

**ITEM** 3-C-MOD (Cont.)

**ORIGINAL PROCUREMENT METHOD** Competitive Sealed Proposals

**ORIGINAL MBE PARTICIPATION** 25%

**REMARKS** Change Order is being issued to cover the additional cost not covered under Allowance #10 - provide a new data center.

**FUND SOURCE** MCCBL 2010/Item 906 (Provide funds to design construct and equip a new Hagerstown Barrack and garage)

**RESIDENT BUSINESS** Yes

**MD TAX CLEARANCE** 11-1818-1110

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

APPROVED                      DISAPPROVED                      DEFERRED                      WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**A/E SERVICE CONTRACT**

**ITEM**           4-AE

**DEPARTMENT OF GENERAL SERVICES**

**CONTRACT NO. AND TITLE**

Project No. DGS-11-006-IQC;  
Professional Services Agreement to Provide  
Roofing Design and Engineering Services  
for Multiple Construction Projects with Fees  
\$100,000 or Less  
ADPICS NO. See Below

**DESCRIPTION**

This Indefinite Quantity Contract (IQC) agreement will provide roofing design and engineering services for the Department of General Services on an as needed basis. The proposed agreement will be effective for one (1) two-year term with one (1) two-year renewal option. Individual projects awarded under this agreement may not exceed \$100,000.00; however, the selected firms may be awarded more than one project. The aggregate fee for the total of projects awarded to any firm may not exceed \$200,000.00.

**TERM**

7/27/2011-7/26/2013 (W/1 two-year renewal option)

**PROCUREMENT METHOD**

Maryland Architectural and Engineering Services Act

<b><u>BIDS OR PROPOSALS</u></b>	<b><u>Qualification and Technical Scores</u></b>	<b><u>Project Limit</u></b>	<b><u>Contract Limit</u></b>
A S Architects, Inc. Linthicum, MD	94%	\$100,000.00	\$200,000.00
Gale Associates, Inc. Baltimore, MD	93%	\$100,000.00	\$200,000.00
Bushey Feight Morin Architects, Inc. Hagerstown, MD	92%	\$100,000.00	\$200,000.00
WBCM, LLC. Baltimore, MD	92%	\$100,000.00	\$200,000.00
ADP Consultants Potomac, MD	91%	N/A	N/A
Mimar Architects, Inc. Baltimore, MD	90%	N/A	N/A
Colimore Thoemke Architects, Inc. Baltimore, MD	90%	N/A	N/A
ATI, Inc. Columbia, MD	89%	N/A	N/A
Frederick Ward Associates, Inc. Bel Air, MD	79%	N/A	N/A
Katinas Bruckwick Architecture Bethesda, MD	79%	N/A	N/A



**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**A/E SERVICE CONTRACT**

**ITEM**           4-AE (Cont.)

**AWARDS**

A S Architects, Inc.-Linthicum, MD  
Gale Associates, Inc.-Baltimore, MD  
Bushey Feight Morin Architects Inc.  
Hagerstown, MD  
WBCM, LLC. - Baltimore, MD

**AMOUNT/CONTRACTOR**

\$ 200,000.00 Est. Per Firm (1<sup>st</sup> two-year  
term)  
\$ 200,000.00 Est. Per Firm (2<sup>nd</sup> two-Year  
term)  
\$ 400,000.00 Total Est. Per Firm (4 Years)

**TOTAL CONTRACT AMOUNT**

\$1,600,000.00 Est Total contract amount  
(base contract and options x 4  
Firms)

**MBE PARTICIPATION**

25%

**REMARKS**

Four of the eight firms which submitted technical proposals achieved the minimum qualifying score of 85% and were recommended by the Qualification Committee for price proposal negotiations. The price proposal submitted by each firm reflected billing rates for each discipline required for this contract. The billing rates were inclusive of direct salaries, fringe benefits, overhead, profit, materials, and all other costs, direct and indirect.

The fee for each project/task order awarded under the proposed agreement will be negotiated and the contract will be approved and executed by the State individually. Projects/task orders will normally be awarded on a rotating basis beginning with the number one ranked firm. Once the project award process has been initiated with a firm in the normal rotation.

The consultant firms shall provide services in the disciplines of architecture; mechanical, electrical, and structural engineering; specification writing, estimating, and roofing consulting.

The services performed shall be consistent with prudent professional architectural and engineering practices and in accordance with the latest Maryland Codes, Regulations, and DGSs' design standards. A contractual agreement of this nature is necessary to enable the State to fulfill its ongoing construction and renovation responsibility in a cost effective and timely manner.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**A/E SERVICE CONTRACT**

**ITEM**           4-AE (Cont.)

**FUND SOURCES**

Various Agencies

**RESIDENT BUSINESSES**

Yes for all

**ADPICS AND TAX COMPLIANCE NOS.**

<i>Awardee</i>	<i>Tax Compliance Nos.</i>	<i>ADPICS Nos.</i>
A S Architects, Inc.	11-1786-0011	001B2400048
Gale Associates, Inc.	11-1706-0111	001B2400049
WBCM, LLC	11-1724-0000.	001B2400050
Bushey Feight Morin Architects, Inc.	11-1707-0111	001B2400051

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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**           5-M (Cont.)

**REMARKS**

This solicitation was advertised and bid on *eMaryland Marketplace.com* (eMM). The Procurement Officer has evaluated the bid documents and has determined that J & K Contracting, Inc has submitted the lowest responsive and responsible bid.

The replacement 3-ply roof system includes 2 plies of modified bitumen base flashing topped by a modified bitumen torch grade cap membrane, vapor-retarder, flat and tapered insulation, 26 gauge stainless steel metal work, and 40 mil aluminum coping. Supply the required 20 year No Dollar Limit warranty. Point and rebuild existing masonry walls as necessary. Repair existing slate roof on concrete deck as necessary.

**FUND SOURCE**

MCCBL 2009 Item007 (Provide funds for the StateCapital Facilities Renewal Program-Statewide)

**RESIDENT BUSINESS**

Yes

**TAX COMPLIANCE NO.**

11-1351-0001

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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 PUBLIC SAFETY AND**  
**CORRECTIONAL SERVICES**

Maryland Diagnostic and Classification Center and Women's Detention Center (MRDCC), (WDC) Baltimore, MD

**CONTRACT NO. AND TITLE**

Project No. K-743-070-001(Re-Bid)  
K-743-080-001/KT-401-080-001  
Refurbish Three Hydraulic Elevator Systems (MRDCC)  
Refurbish Two Nine Stop Cable Traction Elevator Systems (MRDCC)  
Refurbish Two Five Stop Cable Traction Elevator Systems (WDC) Baltimore City.  
ADPICS NO. 001B2400054

**CONTRACT DISCRPTION**

Approval is requested for a contract to provide the elevator construction and renovation services of five elevator systems at the Maryland Diagnostic and Classification Center and two at the Women's Detention Center. The work includes supplying all of the labor, material and equipment for the demolition and removal of the existing elevator equipment and components, the installation of new elevator components and equipment and the installation of new machine room air conditioning systems. The renovated elevator systems will meet the current life safety, electrical and elevator code requirements.

**PROCUREMENT METHOD**

Competitive Sealed Bids

**BIDS OR PROPOSALS**

Delaware Elevator Inc. Salisbury, MD  
Maryland Elevator Corp. Crofton, MD  
Elcon Enterprises Inc. Upper Marlboro, MD  
Schindler Elevator Corp. Baltimore, MD

**AMOUNT**

\$1,813,708.00  
\$2,873,746.00  
\$2,996,930.05  
\$3,307,099.00

**AWARD**

Delaware Elevator Inc.  
Salisbury, MD

**TERM**

365 Calendar Days

**AMOUNT**

\$1,813,708.00





**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**GENERAL MISCELLANEOUS**

**ITEM**           7-GM (Cont.)

B. Department of General Services

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

**DESCRIPTION**

Work consists of “Replace in Kind” a complete standby electric power system engine-generator set with all related component and automatic transfer switches, transfer switch controls, and all related components.

**REMARKS**

The estimated cost for this Project was \$201,000.00 and the project duration is 180 calendar days. This solicitation was advertised and bid on *eMaryland Marketplace.com*.

**CONTRACT NO. AND TITLE**

Project No. BC-766-110-001;  
Emergency Generator Replacement

**PROCUREMENT METHOD**

Competitive Sealed Bids

**AWARD**

P.D. Valle Electric Co., Inc.  
Baldwin, MD

**AMOUNT**

\$112,840.00

**MBE PARTICIPATION**

15%

**FUND SOURCE**

MCCBL 2009/ Item 007 (Capital Facilities  
Renewal Program)

C. Department of General Services

Maryland State House-State Circle  
State Office Complex  
Annapolis, MD

**DESCRIPTION**

The company will provide historical assessment, restoration standards supervision and conservation services for the Department of General Services during the construction project to refurbish the exterior of the State House dome.



**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**GENERAL MISCELLANEOUS**

**ITEM**             7-GM (Cont.)

**REMARKS**                                     The awardee will provide training, guidance and quality control services for DGS to ensure all that all work activities executed by the Contractor are consistent with established restoration and historical standards.

**CONTRACT NO. AND TITLE**                 Project No. BA-491-071-001;  
Repair/Replace Covering Dome Shingles

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

**AWARD**                                     John Greenwalt Lee Co.  
Annapolis, MD

**AMOUNT**                                 \$30,000.00

**FUND SOURCE**                         MCCBL 2009/ Item 007 (Capital Facilities  
Renewal Program)

D. Department of Public Safety and Correctional Services     Southern Maryland Pre-Release Unit  
(SMPRU)  
Charlotte Hall, MD

**CONTRACT DISCRPTION**                 Approval is requested for a contract to provide construction renovation services of the bath and shower units at SMPRU. The work includes supplying all of the labor, material and equipment for the demolition and replacement of the existing flooring, walls, ceilings, heating ventilating system, plumbing piping and fixtures. The awardee will also supply temporary shower facilities during the construction process.

**REMARKS**                                     The MBE goal was 25% and the contractor has agreed to exceed the goal and achieve 42%. The government estimate is \$ 160,000.00. The contract duration is 120 calendar days.

**CONTRACT NO. AND TITLE**                 Project No. KR-110-100-001;  
Shower Room Renovations at the Southern Maryland Pre-Release Unit in Charlotte Hall, MD

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**GENERAL MISCELLANEOUS**

**ITEM**           7-GM (Cont.)

**PROCUREMENT METHOD**

Competitive Sealed Bids

**AWARD**

S.E. Davis Construction LLC.  
La Plata, MD

**TERM**

120 calendar days

**AMOUNT**

\$153,797.00

**MBE PARTICIPATION**

42%

**FUND SOURCE**

MCCBL 2009 Item 007 Capital Facilities  
Renewal Program)

E. Department of General Services

Lowe House of Delegates Office Building  
Annapolis, MD (Anne Arundel County)

**DESCRIPTION**

Approval for a contract to provide  
Audio/Visual (A/V) system consulting services at Lowe House of Delegates Office Building.

**REMARKS**

Work includes the review of technical  
submittals, project support, performance of testing to ensure system functionality prior to system  
programming, provision of programming services, and performance of final testing to  
demonstrate full system integration and functionality with existing House of Delegates systems.

**CONTRACT NO. & TITLE**

Project No. BA-659-075-003,  
Renovations to the Thomas Hunter  
Lowe House of Delegates Office  
Building, Annapolis, MD (A/V Consulting)

**PROCUREMENT METHOD**

Small Procurement

**AWARD**

Shen Milsom Wilke  
Arlington, VA

**AMOUNT**

\$16,936.00

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**GENERAL MISCELLANEOUS**

**ITEM**           7-GM (Cont.)

**FUND SOURCE**

MCCBL 2011/Item 002 (Provide funds to design and construct alterations and renovations to the Lowe Office Building)

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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**            8-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 \$311,214.07 (7 items).

The two fund sources for any particular item will be designated as either:  
MCCBL 2009/Item 18 (Provide funds to construct capital improvements such as planned maintenance and repair projects at public facilities on State-Owned property) or  
MCCBL 2010/Item 016 (Provide funds to construct capital improvements such as planned Maintenance and repair projects at public use facilities on State-Owned property)

**Department of Natural Resources**

- A.     Smallwood State Park  
       Marbury, MD (Charles County)

**DESCRIPTION**

Approval for a contract to remove existing tanks and install new septic tanks at 2 locations within the park.

**REMARKS**

Building 1 – Maintenance Shop/HQ Building  
Install new AX20RT, OSDS nitrogen removing gravity discharge septic system. Install new 1000 gal concrete pump station. including simplex control panel at HQ building.

Building 2-Marina Services Building–Excavate and expose existing drain line between tank #2 and existing grinder pump station. Install OSI F1 effluent filter in existing septic tank #2. Risers on both existing septic to be extended to grade.

**CONTRACT NO. & TITLE**

Project No. P-000-110-910;  
On-site Sewage Disposal System Upgrade

**PROCUREMENT METHOD**

Small Procurement

**AWARD**

Outback Porta Jon, Inc.  
Huntingtown, MD



**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**GENERAL MISCELLANEOUS**

**ITEM**           8-GM (Cont.)

**CONTRACT NO. & TITLE**

Project No. P-000-113-910;  
On-site Sewage Disposal System Upgrade

**PROCUREMENT METHOD**

Small Procurement

**AWARD**

Harper & Sons, Inc.  
Easton, MD

**AMOUNT**

\$26,304.00

**FUND SOURCE**

MCCBL FY2010/Item 016

D.     New Germany State Park  
       Grantsville, MD (Garrett County)

**DESCRIPTION**

Approval for a contract to remove & dispose of 39 timbered steps, approx. 50 linear feet of timbered walkway border, and 159 sf of blacktop walkway surface.

**REMARKS**

all excess material off of State property.

Remove and replace and properly dispose of

**CONTRACT NO. & TITLE**

Project No. P-005-111-010;  
Replace Cabin Walkways

**PROCUREMENT METHOD**

Small Procurement

**AWARD**

Daystar Builders, Inc.  
Grantsville, MD

**AMOUNT**

\$16,570.00

**FUND SOURCE**

MCCBL FY2010/Item 016



**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**GENERAL MISCELLANEOUS****ITEM**            8-GM (Cont.)**AWARD**Barksdale Nursery, Inc.  
Elkton, MD**AMOUNT**

\$6,485.00

**FUND SOURCE**

MCCBL FY2010/Item 016

G.     Deep Creek Lake State Park  
       Swanton, MD  
       (Garrett County)**DESCRIPTION**

The Contractor shall provide all labor, equipment, materials, supplies, supervision, insurance, etc., necessary to resurface the shop parking lot at Deep Creek Lake State Park in Garrett County.

**REMARKS**This solicitation was advertised and bid on *eMaryland Marketplace.com* (eMM).and was posted on the DGS Bid Board.

This project was included on the FY-07POS maintenance program, and was in the priority schedule within the budgeted funding. The awarded vendor was evaluated and confirmed his bid.

**CONTRACT NO. AND TITLE**Project No: P-008-070-010;  
Resurface Shop Parking Lot**PROCUREMENT METHOD**

Competitive Sealed Bids

**AWARD**I-Con International Contractors  
Myersville, MD**AMOUNT**

\$160,186.00

**TERM**

75 Calendar Days

**MBE PARTICIPATION**

15%



**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**GENERAL MISCELLANEOUS**

**ITEM**           8-GM (Cont.)

**FUND SOURCE**                               MCCBL FY2010/Item 016

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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**           9-GM

**DEPARTMENT OF GENERAL SERVICES**     Department of Natural Resources  
Annapolis, MD

**REFERENCE**                                     The Department of Natural Resources is requesting the transfer of funding from the DGS budget to the DNR critical maintenance budget to allow for the use of the DNR In-House Maintenance Staff to complete the following critical maintenance projects that were included in the FY-2012 budget submission:

**DESCRIPTION**                                     In accordance with provisions of the State Finance and Procurement Article, Section 4-407, Annotated Code of Maryland, Board of Public Works approval is requested to transfer to Department of Natural Resources \$205,000.00 to support the above referenced project. Contractor/supplier invoices must be presented to the Office of the Comptroller for payment. Disbursements from these accounts will be made by the State Treasurer's Office based on warrants from the Comptroller's Office.

<b><u>Project Location</u></b>	<b><u>Description</u></b>	<b><u>Estimate</u></b>
Herrington Manor St. Park	Reroof Office	\$10,000.00
Janes Island State Park	Renovate Pavilion	\$10,000.00
Matapeake Fisheries	Roof Replacement	\$ 4,000.00
Martinak State Park	Replace Cabin Roof	\$ 5,000.00
Patapsco Valley State Park	Reroof Shelter 301	\$10,000.00
Point Lookout St. Park	Replace Shop Fence	\$32,000.00
Rocks State Park	Reroof Rock Ridge Bldgs.	\$10,000.00
Sandy Point St. Park	Reroof Shelters East Beach	\$75,000.00
Sandy Point St. Park	Reroof Bathhouse and Comfort St.	\$30,000.00
Tuckahoe State Park	Reroof Youth Group Pavilion	\$ 4,000.00
Wye Island NRMA	Replace Office Roof	\$ 5,000.00
Wye Island NRMA	Replace Shop Roof	\$10,000.00

This funding will be used to pay for materials and equipment required to complete the projects. All items will be procured under the small procurement process under DNR authority.

**AMOUNT**                                     \$205,000.00

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**GENERAL/MISCELLANEOUS**

**ITEM**           9-GM (Cont.)

**REMARKS**

DNR will utilize its own forces to complete several of these projects and save the administrative costs, along with the overhead and profit that are incurred using outside contractors. This will allow DNR to complete additional projects with the savings.

DBM has reviewed and approved this request for use of capital funds.

**FUND SOURCE**

MCCBL 2011/Item 008 (Provide Funds to construct capital improvements such as planned maintenance and repair projects on State Owned Land.)

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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**              10-GM

**DESCRIPTION**

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

**Project Description**

Project No. - BC-725-992-002  
 Inspection Services for Rockville  
 District Court  
 Montgomery County, MD

**Amount**

\$12,542.96

**Fund Source**

MCCBL 2009/Item 801  
 (Provide funds to design,  
 construct and equip a new  
 district court facility in  
 Rockville.)

**TOTAL**

\$12,542.96

**REMARKS**

This is an anticipated amount, subject to necessary extensions, in the event the construction takes longer than expected to complete. Construction inspection services are required to ensure compliance with the requirements of the construction contract. Extends contract from July 1, 2011 thru September 30, 2011.

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**            11-GM

**DESCRIPTION**

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

<b><u>Project Description</u></b>	<b><u>Amount</u></b>	<b><u>Fund Source</u></b>
Project No. – BA-659-075-003 Inspection Services for Renovation of Second, Third and Fourth Floors at the Thomas Hunter Lowe House of Delegates Office Building in Anne Arundel County, Maryland	\$4,967.08	MCCBL 2011/Item 002 (Provide funds to design and construct alterations and renovations to the Lowe House Office Building)
<b>TOTAL</b>	\$4,967.08	

**REMARKS**

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

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**LANDLORD LEASE****ITEM** 12-LL

**DEPARTMENT OF PUBLIC SAFETY AND** Hagerstown, MD  
**CORRECTIONAL SERVICES** (Washington County)

**Tenant** Maryland Solar LLC.  
46-48 Maryland Ave., Suite 400  
Annapolis, MD 21401

**Property Location** Hagerstown Prison Complex  
18601 Roxbury Rd  
Hagerstown, MD 21746

<b><u>Space Type</u></b>	Land	<b><u>Type</u></b>	New	<b><u>Acre(s)</u></b>	250 +/- acres
<b><u>Duration</u></b>	20 Years	<b><u>Effective</u></b>	9/1/2011		
<b><u>Annual Rent</u></b>	\$32,050.00 (yrs 1-3) (3% increase, yrs 4-20)				

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

**Reference** The Department of General Services on behalf of the Department of Public Safety and Correctional Services issued a Request for Qualifications for the purposes of leasing State land to an entity capable of establishing a renewal energy facility on underutilized State owned land in western Maryland. The lease is intended to support more in-state renewable energy generation, put underutilized State property to greater use, and promote the State's environmental, public policy and economic goals.

Maryland Solar, LLC responded seeking to enter into a ground lease agreement for approximately 250 acres of land around the Maryland Correctional Institute. The lease is for a twenty (20) year term and calls for the development and operation of a solar renewal energy facility consisting of approximately 100,000 separate photovoltaic panels.

The Board of Public Works is now requested to approve the land lease with Maryland Solar, LLC.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**LANDLORD LEASE**

**ITEM**      12-LL (Cont.)

**Remarks**                      Maryland's Renewable Portfolio Standard (RPS) mandates that 20% of Maryland's electricity be generated from renewable energy source by 2022, which must include at least 2% solar energy. The project will serve as a facilitator to meeting Maryland's RPS. It is anticipated that at peak output, this facility will produce enough electricity to power about 2,250 average homes, displacing approximately 13,900 metric tons of carbon dioxide (CO<sub>2</sub>) per year or the equivalent of taking about 2,700 cars off the road, according to the Maryland Energy Administration. At 20MWs, the facility will more than double the amount of solar energy currently on the Maryland grid, estimated by Maryland Energy Administration to be around 15MWs today.

Based on the construction cost estimate of \$70 million, it is anticipated that the facility will create approximately 125 local construction jobs (electricians, installers, laborers) beginning in late 2011 through 2012. The average salary (including benefits) will be in the range of \$25.00 an hour.

The third component of this project will include a unique educational element. Maryland Solar LLC. has agreed with Hagerstown Community College to incorporate the development, construction and operation of the project into the Alternative Energy Curriculum at Hagerstown Community College.

**Special Conditions**

1.      The lease is for a 20 year term and contains a unilateral right to renew for one five-year term. The lease further provides for a second 5-year renewal term subject to Board approval.
2.      Prior to commencement of construction, Tenant shall demonstrate to Lessor's reasonable satisfaction that it has sufficient funds, performance bonds and/or completion guarantees to develop, construct, operate, and maintain the facility and improvements.
3.      Lessee shall have the right to pledge or encumber its leasehold interest in the Demised Premises as security for financing to be obtained by Lessee in connection with the construction or operation of the Solar Project, with the lender able to cure and replace lessee for failure to perform subject to reasonable Lessor approval however, may not encumber the State's underlying fee interest.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**LANDLORD LEASE**

**ITEM**           12-LL (Cont.)

4. Lessor acknowledges and agrees that if the Solar Project shall not have achieved full commercial operation and the sale of electric power from the Solar Project by 12/31/2012, then at the option of Lessee and upon written notice by Lessee to Lessor, Lessee shall have the right to terminate this Lease, in which event Lessee shall remain obligated for the payment of the prorated rental amounts through the date of Lessee's notice of termination, but Lessee shall not be obligated for the payment of any rent following the date of Lessee's notice of termination. In the event the lease is terminated the lessee shall remove any improvements made to the premises.
5. The Tenant shall maintain at its expense, throughout the term-insurance against loss or liability occurring on the Demised Premises, under one or more policies of CGL not less than a minimum coverage of \$1,000,000.00 per occurrence, \$5,000,000.00 annual aggregate, and shall contain broad form CGL endorsement or its equivalent. Additionally, contractors shall be required to carry Contractors CGL, Builders Risk, Worker Compensation and Automobile Liability insurances.
6. Lessee shall consult with and gain approval from Lessor and DGS and shall comply with all local, state and federal codes and requirements. Lessee shall submit plans and other project documentation to Lessor and DGS for its review, comment, and reasonable approval.
7. This Lease does not contain a termination for convenience clause.
8. Lessor acknowledges and agrees that after the full installation and operation of the contemplated Solar Project, Lessee shall have the right to enter into a limited agricultural sublease with Creek Bound Farms, LLC. Or another qualified farm tenant approved by the Lessor for unused portions of the Demised Premises which shall remain subject to the approval of Lessor, DGS, and the BPW.
9. Lessee acknowledges and agrees that so long as this Lease is in effect Lessee will use reasonable efforts to implement, conduct, and/or cause to occur inmate training activities and educational opportunities relating to the renewable energy industry and/or sustainable agriculture with Hagerstown Community college and other interested educational institutions in the area.
10. The Lessee shall pay promptly when due, all taxes, fees, or other impositions assessed in connection with the Lessee's use and occupancy of the Demised Premises.



**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**LANDLORD LEASE**

**ITEM**           12-LL (Cont.)

11.    The Lessee shall be responsible for, and shall defend at Lessor's request, indemnify and hold harmless the State of Maryland, and the Department of Public Safety and Correctional Services and its members, officers, and employees against and from, any and all liability or claim of liability (including reasonable attorneys' fees) directly arising out of (a) the Lessee's use, occupancy, conduct, operation or management of the Demised Premises during the Term.
  
12.    The Clearinghouse conducted an intergovernmental review of the project under MD 20110325-0601 and has recommended changing the use, and leasing +/- 250 acres of land at the Maryland Correctional Institute for use as a potential renewable energy facility.
  
13.    The State disclaims any and all liability under the lease for environmental conditions associated with the Demised Premises.

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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** 13-LT**DEPARTMENT OF HEALTH AND MENTAL HYGIENE**Public Health Laboratory  
Baltimore City

**Landlord** Maryland Economic Development Corporation  
100 North Charles Street, Suite 630  
Baltimore, MD 21201

**Property Location** Science + Technology Park at Johns Hopkins  
1770 Ashland Avenue  
Baltimore, MD 21205

<b><u>Space Type</u></b>	Laboratory	<b><u>Lease Type</u></b>	New	<b><u>Square Feet</u></b>	234,000 +/-
<b><u>Duration</u></b>	20 Years	<b><u>Effective</u></b>	8/1/2011		
<b><u>Annual Base Rent</u></b>	\$15,300,000.00	<b><u>Square Foot Rate</u></b>	\$65.38		

**Utilities Responsibility** Tenant  
**Custodial Responsibility** Tenant  
**Previous Board Action(s)** 2-GM 12/16/2009

**Fund Source** 100% General

**Background/History** Reference is made to Item 2-GM of the Department of General Services Action Agenda of 12/16//2009 wherein the Board of Public Works approved a three year Interagency Agreement to facilitate the development of a new state-of-the-art Public Health Laboratory in the Science + Technology Park @ Johns Hopkins in East Baltimore. This agreement activated the use of \$6.45 million in pre-development funds appropriated by the Maryland General Assembly for the preparation of preliminary plans to construct the new lab.

The Board of Public Works is now requested to approve an occupancy lease with an initial term of twenty (20) years between the State of Maryland to the use of the Department of Health and Mental Hygiene (DHMH) as Tenant and Maryland Economic Development Corporation (MEDCO) as Landlord. DHMH's lease will be used by MEDCO to facilitate the sale of MEDCO tax exempt bonds for the purposes of constructing and equipping the new Public Health Laboratory.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**TENANT LEASE**

**ITEM**           13-LT (Cont.)

**Special Conditions**

MEDCO shall cause to be constructed a five (5) story 234,000 gross square foot building designed to the LEED Silver Certification criteria. The project will meet State and City MBE/WBE requirements. Total project costs are estimated at \$165,000,000.00 including the land acquisition and preparation costs but not including capitalized interest costs.

MEDCO shall issue and sell Series 2011 bonds in the approximate aggregate principal amount of \$186 million, not to exceed \$200 million, for an anticipated term of 20 years, at an estimated interest cost of 4.59% ( as of February 2011). Closing on the bonds is expected to occur as early as October, 2011. Interest will be paid with bond proceeds commencing on bond issuance with DHMH's rent commencing approximately June 1, 2014 or with completion of the facility and DHMH taking occupancy. MEDCO's final bond maturity is expected to occur on or about October 1, 2031.

Bond closing and closing on the property are expected to occur simultaneously. The schedule currently anticipates the award of the construction contract on or about September 30, 2011; the completion and commission of the lab on or about February 21, 2014; and full occupancy and operation on or about April 27, 2014.

DHMH shall have the option to renew this Lease, beyond the initial term, for one (1) additional twenty (20) year period and for three (3) separate but immediately consecutive additional ten (10) year periods. After the bonds are paid in full, MEDCO will cease charging Base Rent for the property and DHMH will only be responsible for Additional Rent consisting of primarily standard operating costs and reserves. Base Rent and Additional Rent will remain contingent upon sufficient appropriations and the lease is terminable for failure to appropriate, acts of condemnation, and/or in the event of a casualty.

Additional Rent will be all operating costs to keep and maintain the facility, including property management fees, infrastructure use fees, and a fee to MEDCO of \$100,000.00 per year during construction, reducing to \$50,000.00 per year once construction is complete. Additional rent will include an Operating reserve fund of \$0.45 per square foot increased annually by 3% to be held by bond trustee and Repair and Replacement fund of \$3.00 per square foot increased annually by 3% to be held by Trustee. Both the operating reserve and the repair and replacement reserve are for the use by DHMH and if unused during DHMH's tenancy, would revert to State.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**TENANT LEASE**

**ITEM**        13-LT (Cont.)

Although DHMH has negotiated an option to purchase the facility for an amount equal to the bonds outstanding at the time of the purchase, plus other incidental costs, the facility is anticipated to remain under the ownership and control of MEDCO for the facility's functional life and tenancy by DHMH.

During the period of construction, MEDCO shall cause the contractor or others to maintain, as a cost of the Project, (i) Builder's Risk Insurance; (ii) commercial general liability insurance; (iii) business automobile insurance; (iv) umbrella liability insurance; (v) workers compensation and employer's liability insurance; and (vi) environmental impairment liability insurance. MEDCO anticipates that the insurance may be handled via a Contractor Controlled Insurance Program (CCIP).

Pursuant to the provisions of State Finance and Procurement Article, Section 12-204(d), the Capital Debt Affordability Committee has certified to the Governor and the General Assembly that the total amount of new State debt to be incurred by the lease may prudently be authorized. Pursuant to the provisions of State Finance and Procurement Article, Section 11-203(a)(2)(ii) this lease is exempt from Division II of the State Finance and Procurement Article.

Except for acts of gross negligence, DHMH shall indemnify the Landlord and the Trustee for its use of the facility to the extent permitted under the Maryland Torts Claim Act and subject to appropriation.

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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** 14-LT**DEPARTMENT OF JUVENILE SERVICES** Chestertown, MD (Kent County)

**Landlord** ZNB, LLP  
830 High St.  
Chestertown, MD 21620

**Property Location** 315 High St  
Chestertown, MD 21620

<b><u>Space Type</u></b>	Office	<b><u>Lease Type</u></b>	New	<b><u>Square Feet</u></b>	1,539
<b><u>Duration</u></b>	10 Years	<b><u>Effective</u></b>	9/1/2011		
<b><u>Annual Rent</u></b>	\$24,624.00	<b><u>Square Foot Rate</u></b>	\$16.50 Average		
		<b><u>Effective Sq. Ft. Rate</u></b>	\$19.32		

**Utilities Responsibility** Tenant  
**Custodial Responsibility** Landlord  
**Previous Board Action(s)** N/A.  
**Fund Source** 100% General Funds V00J0102 13301 D1301

**Special Conditions**

1. This lease contains escalations/de-escalations for real estate taxes and custodial services.
2. This lease has one (1) renewal option for five (5) years subject to Board of Public Works approval.

**Remarks**

1. This space will be used to provide counseling and follow up services to pre-adjudicated youth.
2. This is a new lease procurement to relocate DJS from its current location at 215 Court Street. The new space is 799 square feet larger, but the new net effective rate is \$2.54 less than the previous effective rate.
3. The square foot rate for years 1-5 is \$16.00; for years 6-10, realizing the average rate of \$16.50.
4. This lease contains a termination for convenience clause.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**TENANT LEASE**

**ITEM**      14-LT (Cont.)

5.      In accordance with the State Finance and Procurement Article, Section 4-318, et.seq., this space is exempt from publicly advertising. The Department of General Services, in conjunction with the using Agency, recommends the approval of this Item.

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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 ASSESSMENTS AND TAXATION**

Chestertown, MD (Kent County)

**Landlord** KRM Development Corporation  
115 South Lynchburg St.  
Chestertown, MD 21620

**Property Location** 114 South Lynchburg St.  
Chestertown, MD 21620

<b><u>Space Type</u></b>	Office	<b><u>Lease Type</u></b>	New	<b><u>Square Feet</u></b>	2,200
<b><u>Duration</u></b>	5 Years	<b><u>Effective</u></b>	10/1/2011		
<b><u>Annual Rent</u></b>	\$24,200.00	<b><u>Square Foot Rate</u></b>		\$11.00	
		<b><u>Effective Sq. Ft. Rate</u></b>		\$15.63	

<b><u>Utilities Responsibility</u></b>	Tenant
<b><u>Custodial Responsibility</u></b>	Tenant
<b><u>Previous Board Action(s)</u></b>	N/A
<b><u>Fund Source</u></b>	100% General Funds C0002 0013 1301

**Special Conditions**

1. This lease contains escalations/de-escalations for real estate taxes and custodial services.
2. This lease has one (1) renewal option for five (5) years subject to Board of Public Works approval.
3. This lease provides for ten (10) on site parking spaces located directly outside the entrance of the space.

**Remarks**

1. The assessment office is responsible for assessing all real property in Kent County as well as assisting home and business owners in the assessment appeals process.
2. The new space is 761 square feet less than the existing space, resulting in an effective rent savings of \$10,607 in the first year of the lease.
3. 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 4-318, et. seq., 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**

**TENANT LEASE****ITEM** 16-LT-OPT**DEPARTMENT OF PUBLIC SAFETY & CORRECTIONAL SERVICES**

Parole and Probation Office of Criminal Supervision  
 Drinking Driver Monitor Program  
 Criminal Substance Abuse Offender's Program  
 Gaithersburg, MD (Montgomery County)

**Landlord/Owner** Capital Select Properties, LLC.  
 7871 Beechcraft Dr.  
 Gaithersburg, MD 20879

**Property Location** 7871 Beechcraft Dr.  
 Gaithersburg, MD 20879

<b><u>Space Type</u></b>	Office	<b><u>Lease Type</u></b>	Renewal	<b><u>Square Feet</u></b>	12,057
<b><u>Duration</u></b>	11 Years, 4 months, 14 days	<b><u>Effective</u></b>	8/1/2011		
<b><u>Annual Rent</u></b>	\$311,432.31 Avg	<b><u>Square Foot Rate</u></b>		\$25.83 Avg.	
<b><u>Eff. Square Foot Rate</u></b>	\$25.83 Avg.	<b><u>Prev. Square Foot Rate</u></b>		\$25.77 Avg.	
		<b><u>Prev. Eff. Sq. Foot Rate</u></b>		\$25.77 Avg.	

**Utilities Responsibility** Landlord  
**Custodial Responsibility** Landlord  
**Previous Board Action(s)** 12/19/2001 – 22-L

**Fund Source** \$204,245.58 100% Gen. 35.03.02 32110 ABOJ  
 1310- 77%  
 \$ 61,008.42 100% Gen.35.03.02 32310  
 ABOJ 1310-23%  
 \$265,254.00 Total

**Special Conditions**

1. The lease incorporates 43 use-in-common parking spaces at no cost.
2. The lease contains two (2) five (5) year renewal options subject to Board of Public Works approval.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**TENANT LEASE**

**ITEM**           16-LT-OPT (Cont.)

**Remarks**

1.       This space has been used since 2002 as administrative and client contact offices for the Division of Parole and Probation Office of Criminal Supervision, Criminal Investigation and the Drinking Driver Monitor Program. The facility provides supervision to approximately 1,505 criminal offenders and monitoring services to approximately 1,104 DDMP offenders.
2.       The average rent was calculated based on an initial rental rate of \$22.65/nusf, escalating at 2.5% per year over the term.
3.       Through negotiations the Department of General Services Office of Real Estate secured a rental cost savings of \$1,088,789.50 over the term of the lease by reducing the existing rental rate from \$28.72 to \$25.83 (avg.) per net usable square foot, and by reducing the NUSF from 14,178 to 12,057. This lease has no escalation pass-through expenses. The negotiations resulted in the elimination of the high rent (\$28.72/nusf) in the last year of the lease and replaced it with a significantly lower rent (\$22.65/nusf, escalating at 2.5.5 per year, i.e., \$25.83 avg.).
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.

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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** 17-LT-OPT**DEPARTMENT OF HUMAN RESOURCES**

Child Support Enforcement Agency

**Landlord** Courtland and St. Paul St. Associates, Inc, and Grindon Lane, Inc. Joint Venture  
204 E. Preston St.  
Baltimore, MD 21202

**Property Location** 101 S. Main Street  
Bel Air, MD 21014

<b><u>Space Type</u></b>	Office	<b><u>Lease Type</u></b>	Renewal	<b><u>Square Feet</u></b>	6,300
<b><u>Duration</u></b>	10 Years	<b><u>Effective</u></b>	9/1/2011		
<b><u>Annual Rent</u></b>	\$100,327.50 (Avg.)	<b><u>Square Foot Rate</u></b>		\$15.93 (Avg.)	
		<b><u>Previous Sq. Ft. Rate</u></b>		\$16.25	
		<b><u>Effective Sq. Ft. Rate</u></b>		\$17.18 (Avg.)	
		<b><u>Prev. Eff. Sq. Ft. Rate</u></b>		\$17.50	

**Utilities Responsibility** Landlord  
**Custodial Responsibility** Tenant  
**Previous Board Action(s)** 7/26/95 – 23-L, 08/29/01 – 22-L, 1/5/05 – 11-L

**Fund Source** N00G0006 7F12 1351 G6010 General 34% Federal 66%

**Special Conditions**

1. The lease contains escalations/de-escalations for utilities and real estate taxes.
2. Through negotiations the Department of General Services secured a blended renewal rate of \$15.60 for Years 1 – 5 and \$16.25 for Years 6 – 10. The negotiated reduction in the rental rate will result in a savings of \$20,260.00 over the lease term. In addition the Landlord is making an investment towards a lighting retro-fit inclusive of motion sensors to conserve energy.
3. This lease provides for one (1) renewal option for a five (5) year term.

**Remarks**

1. The space has been used since April 1, 1996 as the office for the Harford County Child Support Enforcement Agency. This agency is responsible for establishing, monitoring and enforcing court orders in Harford County relative to child support issues.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**TENANT LEASE**

**ITEM**        17-LT-OPT (Cont.)

- 2.        The lease contains a termination for convenience clause.
  
- 3.        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**

**TENANT LEASE****ITEM** 18-LT-MOD**MARYLAND STATE DEPARTMENT OF EDUCATION**

Division of Rehabilitation Services  
Annapolis, MD (Anne Arundel County)

**Landlord** First Potomac Realty Trust  
6935 Oakland Mills Rd., Suite A  
Columbia, MD 21117

**Property Location** 2001-A Commerce Park Dr.  
Annapolis, MD 21401

<b><u>Space Type</u></b>	Office	<b><u>Lease Type</u></b>	Extension	<b><u>Square Feet</u></b>	3,973
<b><u>Duration</u></b>	1 Year	<b><u>Effective</u></b>	8/1/2011		
<b><u>Annual Rent</u></b>	\$67,519.55	<b><u>Square Foot Rate</u></b>			\$17.15
		<b><u>Eff. Square Foot Rate</u></b>			\$20.15
		<b><u>Prev. Sq. Ft. Rate</u></b>			\$15.75
		<b><u>Prev. Eff. Sq. Ft. Rate</u></b>			\$18.75

**Utilities Responsibility** Lessee  
**Custodial Responsibility** Lessee  
**Previous Board Action(s)** 1/18/06 – 7-L; 12/13/00 – 19-L; 11/1/95 – 19-L  
**Fund Source** PCA U2501 5681 20% Gen. 80% Fed.

**Remarks**

1. This space is an administrative and client contact office providing counseling and other rehabilitative services to disabled clientele since 1996.
2. This short term extension is required to complete the competitive process to relocate the agency.
3. Through negotiations the Department of General Services was able to reduce the proposed rental rate of \$18.50 resulting in a cost avoidance of \$5,363.55 for the short term extension period.
4. The lease contains a termination for convenience clause.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**TENANT LEASE**

**ITEM**            18-LT-MOD (Cont.)

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.

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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

**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 Druid Heights Community Development Corporation  
(Baltimore City)*

*2101 - 2111 Pennsylvania Avenue Development Project*

*“For the planning, design and renovation of the 2101 - 2111 Pennsylvania  
Avenue Development Project, located in Baltimore City.”*

**\$35,000.00**

*Maryland Consolidated Capital Bond Loan of 2010 (Chapter 483, Acts of 2010)  
DGS Item G026; SL-035-100-038*

**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, 2012. The Board of Directors of the Druid Heights Community Development Corporation has submitted evidence in the form of invoices and canceled checks that it has \$91,563.81 in eligible expenditures to meet the matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse the Board of Directors of the Druid Heights Community Development Corporation \$35,000.00 for eligible expenditures.

<b><u>BACKGROUND</u></b>	Total Project	\$5,578,500.00
	<b>10-G026 (This Action)</b>	<b>\$ 35,000.00</b>
	Local Cost	\$5,543,500.00

**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**        19-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.

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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

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

*Board of Directors of the Catoctin Aqueduct Restoration Fund, Inc.  
(Frederick County)*

*Chesapeake and Ohio Canal National Historic Catoctin Aqueduct*

*“For the repair, restoration, reconstruction, and stabilization of the National Historic Catoctin Aqueduct, located at the 51.5 mile mark of the C&O Canal between Point of Rocks and Brunswick.”*

***\$200,000.00- encumber \$94,000.00***

*Maryland Consolidated Capital Bond Loan of 2007 (LSI - Chapter 488, Acts of 2007 and as amended by Chapter 219, Acts of 2008)*

*DGS Item G131, SL-003-070-038*

**MATCHING FUND** 2/13/08 Agenda, Item 12-CGL B.

<b><u>BACKGROUND</u></b>	Total Project	\$4,248,581.00
	<b>07-G131 (This Action)</b>	<b>\$ 94,000.00</b>
	07-G131 (Prior Action)	\$ 106,000.00
	Local Cost	\$4,048,581.00

(Prior Action: 02/13/08 Agenda, Item 14-CGL)

**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.

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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

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

*Mayor and City Council of the City of College Park (Prince George’s County)  
College Park City Hall*

*“For the design and engineering of a new City Hall for the City of College Park,  
located in College Park.”*

***\$100,000.00 - encumber \$100,000.00***

*Maryland Consolidated Capital Bond Loan of 2004 (Chapter 432, Acts of 2004)  
DGS Item G033*

*“For the design, engineering, and construction of a new City Hall for the City of  
College Park, located in College Park.”*

***\$400,000.00 - encumber \$400,000.00***

*Maryland Consolidated Capital Bond Loan of 2006 (Chapter 46, Acts of 2006; amended  
by Chapter 707, Acts of 2009)  
DGS Item G168, SL-065-040-038*

**MATCHING FUND** 4/5/06 Agenda, Item 20-CGL; 4/16/08 Agenda, Item 14-CGL

**BACKGROUND**

Total Project	\$8,360,000.00
<b>04-G033 (This Action)</b>	<b>\$ 100,000.00</b>
<b>06-G168 (This Action)</b>	<b>\$ 400,000.00</b>
Local Cost	\$7,860,000.00

**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.

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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

**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 Old Blair High School Project, Inc. (Montgomery County)  
Old Blair High School Auditorium*

*“For the repair, renovation, construction, reconstruction and capital equipping of the  
Old Blair High School Auditorium, located in Silver Spring.”*

**\$300,000.00**

*Maryland Consolidated Capital Bond Loan of 2005 (LHI - Chapter 445, Acts of 2005;  
amended by Chapter 065, Acts of 2007; Chapter 219, Acts of 2008; Chapter 707, Acts of  
2009; and Chapter 372, Acts of 2010)*

*DGS Item G026*

**\$300,000.00**

*Maryland Consolidated Capital Bond Loan of 2005 (LSI - Chapter 445, Acts of 2005;  
amended by Chapter 065, Acts of 2007; Chapter 219, Acts of 2008; Chapter 707, Acts of  
2009; and Chapter 372, Acts of 2010)*

*DGS Item G027, (SL-090-050-038)*

**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, 2012. The Board of Directors of the Old Blair High School Project, Inc. has submitted documentation that Montgomery County has appropriated \$600,000.00 in its Fiscal Year 2012 Capital Budget to meet the matching fund requirement.

**BACKGROUND**

Total Project	\$7,636,000.00
<b>05-G026 (This Action)</b>	<b>\$ 300,000.00</b>
<b>05-G027 (This Action)</b>	<b>\$ 300,000.00</b>
Local Cost	\$7,036,000.00

**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**        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.

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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

**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 YMCA Potomac Overlook, Inc. (Prince George’s County)*  
*YMCA Potomac Overlook*

*“For the design, renovation, and construction of the YMCA Potomac Overlook facility and pool, located in Fort Washington.”*

***\$100,000.00***

*Maryland Consolidated Capital Bond Loan of 2009 (Chapter 485, Acts of 2009)*  
*DGS Item G074, (SL-065-090-038)*

**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 YMCA Potomac Overlook, Inc. has submitted evidence in the form of canceled checks and invoices that has \$247,426.90 in eligible expenditures 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, 2011.*

Board of Public Works approval is also requested to reimburse the Board of Directors of the YMCA Potomac Overlook, Inc. \$100,000.00 for eligible expenditures.

<b><u>BACKGROUND</u></b>	Total Project	\$247,426.90
	<b>09-G074 (This Action)</b>	<b>\$100,000.00</b>
	Local Cost	\$147,426.90

**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.

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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, enter into a grant agreement, and authorize that funds be encumbered for the following grant:

*Board of Directors of the Fort Washington Area Recreation Council, Inc.*

*(Prince George’s County)*

*Youth Fitness Facilities*

*“For the acquisition and capital equipping of Youth Fitness Facility, located in Fort Washington.”*

***\$20,000.00***

*Maryland Consolidated Capital Bond Loan of 2010 (Chapter 483, Acts of 2010)*

*DGS Item G085, (SL-034-100-038)*

**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, 2012. The Board of Directors of the Fort Washington Area Recreation Council, Inc. has submitted documentation that The Maryland-National Capital Parks and Planning Commission has \$20,000.00 available to appropriate in its Fiscal Year 2012 Capital Improvements Budget for this project to meet the matching fund requirement.

**BACKGROUND**

Total Project	\$40,000.00
<b>10-G085 (This Action)</b>	<b>\$20,000.00</b>
Local Cost	\$20,000.00

**REMARKS**

- (1) The grant agreement has been modified to reflect the Maryland-National Capital Park and Planning Commission (M-NCPPC) as beneficiary throughout the document.
- (2) This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- (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 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.

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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**            25-CGL (Cont.)

**REMARKS**

\* The State is participating in the acquisition cost of \$425,000.00, as well as the cost of the appraisals (\$900.00). State participation is limited to the lesser of the value approved by the Department of General Services, based upon the appraisals or the actual acquisition cost.

The Housing Opportunities Commission of Montgomery County owns, manages, and administers approximately 12,800 housing units in the county. The Housing Opportunities Commission is partnering with Jubilee Association of Maryland, Inc., an experienced community residential service provider for individuals with developmental disabilities, to provide residential services to three individuals.

In accordance with Subtitle 6 of the Health-General Article of the *Annotated Code of Maryland*, the Board's approval is further contingent upon the State's right of recovery being included in the Deed(s) or otherwise recorded among the Land Records of Montgomery County.

No State funds will be disbursed until the grantee has presented suitable evidence to the Comptroller Office 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's Office, who will disburse the State portion in amounts equal to the invoices submitted.

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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**            26-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 National Center on Institutions and Alternatives, Inc.  
(Baltimore County)*

*Career Development Center*

*“For the planning, design, and construction of the Career Development Center,  
located in Baltimore County.”*

***\$250,000.00***

*Maryland Consolidated Capital Bond Loan of 2011 (LHI - Chapter 396, Acts of 2011)  
DGS Item G117 (SL-001-110-038)*

**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, 2013. The Board of Directors of the National Center on Institutions and Alternatives, Inc. has submitted documentation that it has received a \$2,700,000.00 acquisition and construction loan to meet the matching fund requirement for this project.

<b><u>BACKGROUND</u></b>	Total Project	\$3,040,904.00
	<b>11-G117 (This Action)</b>	<b>\$ 250,000.00</b>
	Local Cost	\$2,790,904.00

**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.

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	