



DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

September 3, 2014

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Energy Performance	1 thru 4
Maintenance	5 thru 10
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**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**ENERGY PERFORMANCE CONTRACT**

**ITEM**            1-EP

**DEPARTMENT OF GENERAL SERVICES**

**CONTRACT NO. & TITLE**

Project No. DGS-07-EPC-IDC- 7.0,  
Agreement to Provide Phase I (Detailed  
Engineering Feasibility Study) Energy  
Services for Development and  
Implementation of Energy Performance  
Projects with Fees \$250,000.00 or Less.  
ADPICS NO. (See Awards Below)

**DESCRIPTION**

Approval is requested for this Indefinite  
Delivery Contract (IDC) for Energy Service Companies (ESCOs) to provide energy audit,  
engineering, construction, financing, and maintenance services to develop and implement  
comprehensive energy efficiency and guaranteed savings programs at State facilities on an as-  
needed basis. The services required may include, but are not limited to, preparation of detailed  
engineering feasibility studies, schematic design, design development, preparation of  
construction documents, construction, startup/commissioning, training, maintenance, energy  
savings monitoring, and reporting. Individual Phase I projects awarded under the contract  
agreement shall not exceed \$250,000.00.

**PROCUREMENT METHOD**

Competitive Sealed Proposals

**BIDS OR PROPOSALS**

**Technical Scores**

Siemens Industry, Inc., Beltsville, MD	95.8	
Noresco, LLC, Fairfax, VA	82.6	
PEPCO Energy Services, Inc. Arlington, VA		81.2
Ameresco, Inc., Columbia, MD	80.2	
Constellation Newenergy, Inc., Baltimore, MD	78.8	
Honeywell International, Inc., Baltimore, MD	77.9	
Energy Systems Group, LLC, Baltimore, MD	73.8	
Johnson Controls, Inc., Sparks, MD	66.5	
ABM Building Services, LLC, Lanham, MD	66.0	
Clark Energy Group, LLC, Leesburg, VA	NA	



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

**ENERGY PERFORMANCE CONTRACT**

**ITEM**           1-EP (Cont)

The successful ESCO will perform the detailed energy audit and engineering feasibility study to identify the scope of work, construction cost, yearly maintenance costs, and yearly guaranteed energy savings associated with the project.

There will be no State capital funding required for the Phase I fee; the fee for Phase I is included in the financed capital cost in Phase II. If the results of the Phase I engineering feasibility study do not meet the objectives as defined in the RFP, the ESCO will absorb the cost of the study. If the State decides to proceed to Phase II, the detailed scope of work (including all engineering/ Construction) costs, financing, and yearly maintenance costs) representing a Phase II proposal will be submitted to the Board of Public Works for approval.

If the project value exceeds \$50,000.00 based on Phase II construction cost, an overall minimum MBE goal of 30% of the total dollar value of the contract is to be provided directly or indirectly from certified minority business enterprise.

In addition to use by Maryland State Agencies, interest in this contract has been received by local governments. The approved Energy Performance contracts awarded as a result of this IDC saves the State millions of dollars in energy usage without the outlay of capital funds for improvements to facilities because these improvements are paid from energy and related savings.

It is for these reasons that we ask the Board to approve this Indefinite Delivery Contract (IDC) for the listed Energy Service Companies (ESCOs) to provide energy audit, engineering, construction, financing, and maintenance services to develop and implement comprehensive energy efficiency and guaranteed savings programs at State facilities on an as-needed basis.

**FUND SOURCE**

Energy and Energy Related Savings

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

**ENERGY PERFORMANCE CONTRACT**

**ITEM**            EP-1 (Cont.)

<b><u>AWARDS</u></b>	<b><u>ADPICS NO.</u></b>	<b><u>MD TAX CLEARANCE</u></b>	<b><u>RESIDENT BUSINESS</u></b>
Siemens Industry, Inc. Beltsville, MD	001B5400106	14-1766-1111	Yes
Noresco, LLC Fairfax, VA	001B5400107	14-1764-1111	No
PEPCO Energy Services, Inc Arlington, VA	001B5400105	14-1765-1111	No
Ameresco, Inc. Exton, PA	001B5400109	14-1784-1111	No
Constellation Newenergy, Inc. Baltimore, MD	001B5400111	14-1771-1111	Yes
Honeywell International, Inc. Baltimore, MD	001B5400112	14-1762-1111	Yes
Energy Systems Group, LLC Baltimore, MD	001B5400113	14-1761-1110	Yes
Johnson Controls, Inc. Sparks, MD	001B5400114	14-1763-1111	Yes
ABM Building Services, LLC Lanham, MD	001B5400121	14-1828-1010	Yes

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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**            2-M

**DEPARTMENT OF GENERAL SERVICES**      Silver Spring District Court/Multi-Service Center (SSDCMSC)  
Silver Spring, MD; SBR

**CONTRACT NO. AND TITLE**                      Project No. 001IT819572;  
Janitorial Service  
ADPICS NO: 001B5400043

**CONTRACT DESCRIPTION**                      Approval is requested for a contract to provide janitorial service at the Silver Spring District Court/Multi-Service Center for a period of three (3) years with two (2), one (1) year renewal options.

**PROCUREMENT METHOD**                              Competitive Sealed Bids  
(Small Business Reserve)

<b><u>BIDS OR PROPOSALS</u></b>	<b><u>AMOUNT</u></b>
Full-Brite Cleaning Services Inc. Gaithersburg, MD	\$202,770.00
Preferred Cleaning, LLC	\$207,012.00
Service All Inc.,	\$213,600.00
P2 Cleaning Services, LLC	\$217,836.00
Acclaim USA Inc.	\$227,220.00
ReadyClean Industrial Services Inc.	\$246,255.36
K.D.S. Floorcare	\$252,258.66
Cleaning 2 Perfection, LLC	\$256,065.00
G&LB Enterprises, Inc.	\$330,000.00

**AWARD**    Full-Brite Cleaning Services Inc.  
Gaithersburg, MD  
(SBR #SB12-820)

**TERM**    9/15/2014-9/14/2017 w/two (2), one (1) year renewal options



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

**MAINTENANCE CONTRACT**

**ITEM**            3-M

**DEPARTMENT OF GENERAL SERVICES**     Baltimore, Maryland

**CONTRACT NO. AND TITLE**                     Project No. CC-622-132-003  
ADPICS No. 001B5400103  
Life Sciences Building Cooling Tower  
Upgrades  
Baltimore City Community College

**DESCRIPTION**                                     Project consist of removal of three existing  
175-Ton packaged evaporative chiller and cooling towers and replace with three 175-Ton air-  
cooled chillers and related work.

**PROCUREMENT METHOD**                     Competitive Sealed Bids

<b><u>BIDS OR PROPOSALS</u></b>	<b><u>AMOUNT</u></b>
Towson Mechanical, Inc., Parkville, MD	\$1,167,150.00
Denver-Elek, Inc., Essex, MD	\$1,407,680.00
J.F. Fischer, Inc., Baltimore, MD	\$1,489,776.00

**AWARD**     Towson Mechanical, Inc., Parkville, MD

**AMOUNT**     \$1,167,150.00

**TERM**    180 Calendar Days

**MBE PARTICIPATION**                        35%

**VSBE PARTICIPATION**                        1%

**PERFORMANCE BOND**                        100% of Full Contract Amount

**REMARKS**                                        This project was advertised for construction  
on June 19, 2014. Bids were received on July 21, 2014 with three bidders responding. All of the  
bidders are resident to the State of Maryland. The MBE goal of 35% was met by Towson  
Mechanical, Inc., and approved by MBE Office Memo dated July 30, 2014.



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

**MAINTENANCE CONTRACT**

**ITEM**            3-M (Cont.)

**FUND SOURCE**

Using Agency Fund Certification R95-14-07799-40-1416 (Transferred to DGS 025 Account)

**RESIDENT BUSINESS**

Yes

**TAX COMPLIANCE NO.**

14-1863-0111

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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**           4-M

**DEPARTMENT OF PUBLIC SAFETY &  
CORRECTIONAL SERVICES**

Eastern Pre-Release Unit  
700 Flat Iron Square Road  
Church Hill, Maryland 21623

**CONTRACT NO. AND TITLE**

Project No. KR-611-130-001 (SBR)  
ADPICS No. 001B5400089  
Renovate Shower Room

**DESCRIPTION**

This project consists of the Contractor providing all labor, materials, equipment, tools, insurance, etc., necessary for or incidental to the shower room and drying room renovation at the Eastern Maryland Pre-Release Unit in Church Hill, MD. Project includes but is not limited to removing existing plumbing fixtures, wall and floor tile, creating new drainage and providing a temporary shower during renovations.

**PROCUREMENT METHOD**

Competitive Sealed Bids

**BIDS OR PROPOSALS**

Harper & Sons, Inc., Easton, MD  
Delmarva Veteran Builders, Salisbury, MD

**Base Bid**

\$ 222,182.00  
\$ 288,300.00

**AWARD**

Harper & Sons, Inc.  
(SB-12-11085)

**AMOUNT**

\$ 222,182.00

**TERM**

120 Calendar Days

**MBE PARTICIPATION**

20%

**REMARKS**

This project was advertised for construction on May 27, 2014. Bids were opened on June 26, 2014. A total of two (2) bidders responded. The Low bidder, Harper & Sons, Inc. was found responsible and responsive.

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

**MAINTENANCE CONTRACT**

**ITEM**           4-M (Cont.)

**FUND SOURCE**

MCCBL 2012 ITEM 007  
“Provide Funds For The State Capital  
Facilities Renewal Program” (State Wide)

**RESIDENT BUSINESS**

Yes

**TAX COMPLIANCE NO.**

14-1101-0110

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**GENERAL MISCELLANEOUS**



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

**GENERAL MISCELLANEOUS**

**ITEM**           5-GM (Cont.)

**REMARKS** Indefinite Quantity Contract (IQC) DGS-12-200-IQC was developed for DGS to provide construction Inspection and testing services for multiple construction projects with fees \$200,000 or less. Under this agreement, individual contract awards may not exceed \$200,000.

Selected firms may be awarded more than one contract; however, the total amount for the contracts awarded to any one firm may not exceed \$500,000.

The expiration of the contract (DGS-11-006-IQC) is November 5, 2015.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**GENERAL MISCELLANEOUS**





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

**GENERAL MISCELLANEOUS**

**ITEM**          6-GM (Cont.)

Selected firms may be awarded more than one contract; however, the total amount for contracts awarded to any one firm may not exceed \$500,000.

Including this project the aggregate of awards to Brudis & Associates, Inc. is \$161,651.50. The expiration date of this contract (DGS-11-009-IQC) is January 6, 2016.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**GENERAL MISCELLANEOUS**







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

**ITEM**            9-RP

**DEPARTMENT OF AGRICULTURE**

Maryland Agricultural Land Preservation Foundation (MALPF)  
Agricultural Land Preservation Easements (Kent County)

**REFERENCE**

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

**SPECIAL CONDITIONS**

Grantor relinquishes all rights to develop or subdivide the land for industrial, commercial, or residential use. Land shall be preserved solely for agricultural use in accordance with provisions of the Agricultural Article. No commercial signs or bill boards are permitted, and there shall be no dumping on land except as is necessary to normal farming operations. Grantor shall manage the property in accordance with sound agricultural practices. Grantee shall have the right to enter land for inspection. No public rights are granted. The term of these easements shall be in perpetuity pursuant to Agriculture Article Section 2-514.1. Subject to the provisions of Agriculture Article Section 2-513, Grantor has elected to reserve to himself, and his assigns, the right to apply for release of one unrestricted lot, that may be conveyed to himself or others.

<b><u>Grantor</u></b>	<b><u>Property</u></b>	<b><u>Price</u></b>	
<b><u>Kent County</u></b>			
Duck Puddle Ventures 14-13-02	282Ac	\$ 705,000.00	\$ 2,500.00/acre
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$2,030,000.00	\$287,331.94	\$1,742,668.06
b. Derby (fee)	\$1,946,000.00	\$287,331.94	\$1,658,668.06
Review Appraiser: Andrews			

**FUND SOURCES**

615 14108	\$ 705,000
Total	\$ 705,000

**TOTAL ACRES (TA)**  
**REAL PROPERTY**

282



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

**ITEM**            10-RP

**DEPARTMENT OF GENERAL SERVICES**

Greenbelt Metro Property  
Branchville Road, Greenbelt  
Prince George's County  
Security Easement Agreement  
9.0380 +/- acres; File # 00-8546

**REFERENCE**

Approval is requested to increase the perpetual security easement area previously granted to the United States General Services Administration from 9.0380 +/- acres by an additional 13.5 acres to 22.5 +/- acres, as part of the proposed FBI Headquarters relocation to Greenbelt, Prince George's County. Reference is made to Supplemental item 11-RP approved by the Board of Public Works at its March 5, 2014 meeting. The easement will be located on a portion of the Greenbelt Metro property acquired by the State in January 2001. It will serve as a security perimeter buffer to prevent the unauthorized entry of persons and vehicles onto the easement area and the adjacent proposed FBI Headquarters. The easement will be conveyed for no consideration.

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

**OWNERSHIP**

State of Maryland, to the use of the Board of Public Works

**GRANTEE**

The United States General Services Administration, United States of America

**PROPERTY**

13.5 acres +/- unimproved land

**PRICE**

\$0.00

**UPDATED APPRAISED VALUE**

\$ 17,820.00 – 1/7/14 – James B. Hooper – Fee Appraiser

\$ 3,390.00 – 1/14/14 – James R. Turlington – Fee Appraiser

\$ 56,250.00 – 1/14/14 – Dave Kelleher – Staff Appraiser (Appraisal for 22.50 acres +/-)

**REAL PROPERTY**

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

**ITEM**            10-RP (Cont.)

**REMARKS**

1.     The Maryland Department of Transportation, Department of General Services and Department of Business and Economic Development recommend this transaction.
  
2.     The Clearinghouse conducted an intergovernmental review of the project under MD20131126-0830. It is recommended to grant a security buffer easement of +/- 9.0380 acres on Branchville Road to the U.S. General Services Administration. The U.S. General Services Administration would use a security buffer easement to protect the new FBI headquarters that may locate on the Branchville Road site in Greenbelt. (Note: The Clearinghouse has been notified of the increased acreage to 22.50 acres +/-.)
  
3.     The attached final plats list the total easement area of 22.50 acres +/-.

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

APPROVED            DISAPPROVED            DEFERRED            WITHDRAWN

                        WITH DISCUSSION

                        WITHOUT DISCUSSION

**REAL PROPERTY**

**ITEM**            11-RP

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

**DEPARTMENT OF NATURAL RESOURCES** Cunningham Falls State Park  
Easement Agreement (Frederick County)  
12 ft. wide right-of-way; File #00-8550

**REFERENCE** Approval is requested for an Easement Agreement to grant a 12 ft. wide easement to the Town of Thurmont for access over an existing lane to a water treatment pumping facility and police only shooting range owned by the Town. Reference is made to item 5-A on the Department of Natural Resources agenda of January 23, 2013, for the acquisition of a 427 +/- acre parcel in Frederick County known as the Thurmont Watershed. This item referenced the shared use of a lane by the Town and DNR, and referenced a future right of entry to be granted to the Town. The Easement Agreement has been approved by the Office of the Attorney General. Title and transfer agreements are subject to legal review.

**OWNERSHIP** The State of Maryland, to the use of the Department of Natural Resources

**GRANTEE** The Commissioners of Thurmont

**PROPERTY** 12 ft. wide easement

**PRICE** \$0.00

**Remarks**

1. The Department of Natural Resources agrees with this transaction.
2. The Clearinghouse conducted an intergovernmental review of the project under MD20130710-051. It has recommended to grant a perpetual 12 foot wide right-of-way to the Town of Thurmont. The Town of Thurmont plans to access a lane that it shares with the Maryland Department of Natural Resources in order to gain access to property held by the Town.

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

APPROVED                      DISAPPROVED                      DEFERRED                      WITHDRAWN

WITH DISCUSSION                      WITHOUT DISCUSSION

**REAL PROPERTY**

**ITEM**                      12-RP

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

**MARYLAND ENVIRONMENTAL TRUST**

S/E Marshall Hall Rd. & Bryan's Rd.  
16.706 acres, Charles County  
File # 00-8486

**REFERENCE**

Approval is requested to declare surplus the above referenced property, located southeast of Marshall Hall Road and Bryan's Road in Charles County. The subject property was donated to the Maryland Environmental Trust (MET) in December 2004 for the purpose of re-sale, and is not included on the Department of Natural Resources (DNR) and MET owned State property listing. Title and transfer documents are subject to legal review.

**PROPERTY**

16.706 +/- acres unimproved

**OWNERSHIP**

State of Maryland, to the use of the  
Maryland Environmental Trust

**REMARKS**

1. The Maryland Environmental Trust has determined that this property is excess to its needs.
2. The Maryland Department of Planning Attorney General's office was contacted regarding a clearinghouse review for this type of project, and advised an inter-governmental review is not required.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**LANDLORD LEASE****ITEM**

13-LL



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

**DEPARTMENT OF NATURAL RESOURCES**  
(Land and Property Management)

McHenry  
Garrett County

**Tenant**

EPT Ski Properties, Inc.  
909 Walnut Street, Suite 200  
Kansas City, Missouri 64106

**Sub-Tenant**

Everbright Pacific LLC  
1240 E. 2100 S., Suite 300  
Salt Lake City, Utah 84106

**Property Location**

1083 Marsh Hill Road  
McHenry, Maryland 21541

<b><u>Space Type</u></b>	Land	<b><u>Lease Type</u></b>	New/Sublease	<b><u>Square Feet</u></b>	6,672+
<b><u>Duration</u></b>	20 Years	<b><u>Effective</u></b>	10/1/2014		
<b><u>Annual Rent</u></b>	\$16,750 (Avg.)	<b><u>Rent Per Sq. Ft.</u></b>	\$2.51 (Avg.)		
<b><u>Prev. Annual Rent</u></b>	\$12,500	<b><u>Prev. Rent Per Sq. Ft.</u></b>	\$1.87		
<b><u>Sublease Annual Rent</u></b>	\$16,750 (Avg.)				

**Utilities Responsibility** Tenant

**Custodial Responsibility** Tenant

**Previous Board Action(s)** 9/19/2001 -15-L; 5/23/2007 – 22-LL

**History/Background**

Reference is made to Board of Public Works Action Agenda Item 15-L of 9/19/2001, wherein the Board of Public Works (BPW) approved a License Agreement (“License”) for a ten (10) year term with Recreational Industries, Inc. (WISP Resort) (“Licensee”) for 5,600 (plus or minus) square feet of land (“Premises”) at the above location. The License provided that the Licensee could construct a pumping facility to draw water from Deep Creek Lake to make snow, irrigate the golf course and to provide water for fire suppression in support of the operation of the Wisp Resort. On May 23, 2007 the BPW approved Item 22-LL allowing the Licensee to modify the License by giving it permission to remove the golf course irrigation system and replacing it with a re-circulating whitewater rafting course.

During the License term the Licensee declared bankruptcy delaying the completion of the renewal process until the bankruptcy terms and conditions were completed.

**LANDLORD LEASE**

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

**ITEM**        13-LL (Cont.)

The WISP resort is now controlled and managed by EPT Ski Properties, Inc. replacing Recreational Industries, Inc. as Licensee. The Licensee now desires to enter in to a new twenty (20) year Lease and to seek the BPW approval to sublease the Premises to Everbright Pacific, LLC who will manage the resort.

**Special Conditions**

1. The Tenant shall occupy and used the Premises for a pumping facility to draw water from Deep Creek Lake to make snow, and to provide water for a re-circulating whitewater rafting course and fire suppression in support of the operations for the WISP Resort.
2. The Lease does not convey to Tenant any interest in or to any mineral rights.
3. Landlord's fee simple interest in the Premises may not be encumbered or subordinated by operation of this Lease or by any action taken by the Tenant.
4. The annual rent paid by Tenant shall commence at Thirteen Thousand Nine Hundred Dollars and Zero Cents (\$13,900.00) and increases Three Hundred Dollars and Zero Cents (\$300.00) per year each year of the Lease term thereafter.
5. The Tenant shall indemnify and hold harmless the Landlord against and from any and all liability or claim of liability arising out of the use of the Premises.
6. Tenant shall maintain at its expense insurance against loss or liability in connection with bodily injury, death, property damage or destruction to the Premises.
7. The Tenant shall not make any alteration, addition or improvement to the Premises without first obtaining the Landlord's written approval.
8. Tenant shall install and maintain in constant working order a meter or other such measuring device which will enable Tenant or Landlord to accurately calculate the amount of water withdrawn from Deep Creek Lake.

**LANDLORD LEASE**

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

**ITEM**          13-LL (Cont.)

9. Tenant shall submit to Landlord semi-annually a report detailing the volume of water withdrawn from Deep Creek Lake on September 1 and April 1 of each year of the term of the Lease.
10. The Tenant shall at its cost and expense preform all maintenance and repairs to the Premises.
11. The Lease provides for three (3) renewal terms of ten (10) years each.

**Remarks**

1. Clearinghouse and Environmental reviews were not applicable because there is no change in the Premises public use.
2. Revenue from the Lease will be placed in the State Forest and Park reserve fund.
3. The Department of General Services, in conjunction with the Department of Natural Resources recommends the approval of this item.

**Sublease**

BPW approval is also requested to permit EPT Ski Properties, Inc. as Tenant to sublease the Premises to Everbright Pacific, LLC, a contractor of EPT Ski Properties, Inc. Pursuant to Paragraph 10.2 of the Lease Agreement the Tenant may not sublease all or any portion of the premises without first obtaining the express written approval from the BPW.

1. The Premises shall be used for the purpose of maintaining a pumping facility to draw water from Deep Creek Lake in support of the operations of the WISP Ski Resort.
2. The term of the Sublease commences upon the approval of the BPW and the term shall run concurrent with the term of the Lease.
3. The Sub-Tenant shall pay the Tenant an average of Sixteen Thousand Seven Hundred Fifty Dollars and Zero Cents (\$16,750.00) per annum in rent for the Sublease Premises throughout the Lease term. The above mentioned rent is equal to the amount of rent the Tenant is mandated to pay the Landlord under the Lease.

**LANDLORD LEASE**

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

**ITEM**        13-LL (Cont.)

- 4.     The Sub-Tenant shall indemnify and hold the State harmless from any and all liability.
- 5.     All terms and conditions of the Lease are incorporated into the Sublease with any and all conflicts being regulated by the Lease.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**LANDLORD LEASE**

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

**ITEM**            14-LL

**DEPARTMENT OF NATURAL RESOURCES**

(Capital Grant and Loan Administration)

Rockville

Montgomery County

**Tenant**

John R. Lymangrover  
12909 Turkey Branch Parkway  
Rockville, Maryland 20853

**Property Location**

1,800 square feet on the south side of the Lymangrover property  
Rockville, Maryland 20853

**Space Type**

Land

**Lease Type**

New

**Space**

**Duration**    10 Years

**Effective** 11/1/2014

Land: 1,800 square feet

**Annual Rent** \$375 (Avg.)

**Previous Annual Rent** \$250

**Utilities Responsibility**

Tenant

**Custodial Responsibility**

Tenant

**Previous Board Action(s)**

9/22/2004 – 17-L

**Special Conditions**

1. The Tenant shall occupy and used the Premises for and only for a secondary means of ingress and egress to its adjacent private residential property.
2. Landlord's fee simple interest in the Premises may not be encumbered or subordinated by operation of this Lease or by any action taken by the Tenant.
3. The annual rent paid by Tenant shall be Three Hundred Fifty Dollars and Zero Cents (\$350.00) for years one (1) through five (5) and Four Hundred Dollars and Zero Cents (\$400.00) for years six (6) through ten (10).
4. The Tenant shall indemnify and hold harmless the Landlord against and from any and all liability or claim of liability arising out of the use of the Premises.
5. Tenant shall maintain at its expense insurance against loss or liability in connection with bodily injury, death, property damage or destruction to the Premises.
6. The Tenant shall not make any alteration, addition or improvement to the Premises without first obtaining the Landlord's written approval.
7. The Tenant shall at its cost and expense preform all maintenance and repairs to the Premises.

**LANDLORD LEASE**

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

**ITEM**      14-LL (Cont.)

8. The Landlord has the right to termination this lease for convenience.

**Remarks**

1. Clearinghouse and Environmental reviews were not applicable because of the Premises' 1,800 square foot size and there is no change in the public use.
2. Revenue from the lease will be placed in the State Forest and Park reserve fund.
3. The Department of General Services, in conjunction with the Department of Natural Resources 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

**TENANT LEASE**



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

**ITEM**        15-LT (Cont.)

- 2. The average rent shown is the average of \$19.50 pnu\$ for years 1 through 5 and \$21.50 pnu\$ for years 6 thru 10.
- 3. The lease contains a termination for convenience clause.
- 4. In accordance with the State Finance and Procurement Article, Section(s) 13-105 and 4-318, this space is exempt from publicly advertising. The Department of General Services, in conjunction with the using Agency, recommends the approval of this Item.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**TENANT LEASE**





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

**ITEM**            16-LT (Cont.)

2. The net usable square foot rental rate will be \$19.25 for years one (1) through five (5) and \$22.94 for years six (6) through ten (10) resulting in an average rental rate of \$21.10 over the lease term.
3. This lease contains a termination for convenience clause.
4. In accordance with the State Finance and Procurement Article, Section(s) 13-105 and 4-318, this space is exempt from publicly advertising. The Department of General Services, in conjunction with the using Agency, recommends the approval of this Item.

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

APPROVED                      DISAPPROVED                      DEFERRED                      WITHDRAWN

   WITH DISCUSSION

   WITHOUT DISCUSSION

**TENANT LEASE**



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

**ITEM**            17-LT-OPT (Cont.)

2. The net usable square foot rental rate will be \$22.50 for lease years 1 – 3, \$25.50 for lease years 4 – 7 and \$27.27 for lease years 8 – 10 for an average rental rate of \$25.13 over the lease term.
3. Through negotiations DGS was able to reduce the current rental rate for a savings of approximately \$28,870.50 over the term.
4. This 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

**TENANT LEASE**

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

**ITEM**            18-LT-OPT

**DEPARTMENT OF GENERAL SERVICES**    Baltimore City  
(Multiple Agencies)

**Agencies**

Department of Health and Mental Hygiene, Food Control (DHMH)  
Maryland Automobile Insurance Fund, Legal Services (MAIF)  
MD Teachers Supplemental Retirement Plans (MSRP)  
Office of the People’s Counsel (OPC)  
Property Tax Assessment Appeals Board (PTAAB)

**Landlord**

Baltimore Arena Parking Associates, LLC  
250 West Pratt Street, Suite 850  
Baltimore, Maryland 21201

**Property Location**

210-218 W. Baltimore Street  
Baltimore, Maryland 21201

**Space Type**    Garage Parking  
**Duration**        2 Year  
**Annual Rent**    \$58,500.00

**Lease Type**    Option Renewal  
**Effective**        9/10/14  
**Rate/Space/Month**    \$125  
**Previous Rate/Space**    \$125

<b><u>Number of Spaces</u></b>	
DHMH	13
MAIF	7
MSRP	7
OPC	7
PTAAB	<u>5</u>
Total	39

**Utilities Responsibility**    Landlord

**Custodial Responsibility**    Landlord

**Previous Board Actions**    4/17/13 – Item 14-LT; 1/5/11 – Item 6-LT; 10/21/09 – Item 13-LT; 3/21/07 – Item 8-LT; 4/13/05 - Item 7-L; 3/21/07 - Item 8-LT.

**Fund Sources**

DHMH	100% General	M00 PCAB166G AOBJ 0899
MAIF	100% Direct	231000
MSRP	100% Special	PCA 10000, 10001, AOBJ 0705
OPC	100% General	PCA 22.08.00 Fund C91 Aobj 0705
PTAAB	100% General	D39.23190.001 24.05.00 AOBJ 0705

**TENANT LEASE**

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

**ITEM**        18-LT-OPT (Cont.)

**Remarks**

1.     These spaces are used by employees of the DHMH, MAIF, MSRP, PCPS and PTAAB, located at the State owned William Donald Schaefer Building, 6 Saint Paul Street, Baltimore City.
2.     The number of spaces is below the 1:3 ratio established for this area.
3.     The lease contains a termination for convenience clause.
4.     This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.02.05.05. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**TENANT LEASE**



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

**ITEM**      19-LT-MOD (Cont.)

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.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**CAPITAL GRANTS AND LOANS**



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

**ITEM**            20-CGL

**MARYLAND HIGHER EDUCATION COMMISSION**

**RECOMMENDATION:**

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

*Frederick Community College*

Science/Tech Hall Building C Renovation/Expansion – Furniture and Equipment  
Provide associated furniture and equipment for the renovation of 3,848 NSF of labs in the existing Science/Tech Hall and construction of a 10,104 NSF/18,831 GSF addition to provide additional lab, lecture and office space for the science disciplines.

**\$250,000**

MCCBL 2009/ Item 030	\$ 31,242.19
MCCBL 2011/ Item 014	\$ 43,251.76
MCCBL 2013/ Item 018	<u>\$ 175,506.05</u>
TOTAL	\$ 250,000.00

CC-06-MC09/11/13-418

**MATCHING FUND:**            Frederick Community College –\$186,300

Cost sharing is 57.3% State share, 42.7% local share and is in accordance with Section 11-105(j) of the Education Article.

<b><u>BACKGROUND:</u></b>	<b><u>Total Amount</u></b>	<b><u>State Share</u></b>	<b><u>Local Share</u></b>
Total Project	\$9,350,785	\$5,358,000	\$3,992,785
This Action	\$ 436,300	\$ 250,000	\$ 186,300
Previous Action 18-CGL 07/03/13	\$8,108,202	\$4,646,000	\$3,462,202
Previous Action 11-CGL 03/21/12	\$ 806,283	\$ 462,000	\$ 344,283

**REMARKS:**

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

**CAPITAL GRANTS AND LOANS**

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

**ITEM**        20-CGL (Cont.)

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

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

**CAPITAL GRANTS AND LOANS**

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

**ITEM**            21-CGL

**DEPARTMENT OF HEALTH AND MENTAL HYGIENE**

**RECOMMENDATION** That the Board of Public Works approve:

A grant of \$124,313.00 to *Main Street Housing, Inc. (Baltimore City)* for the acquisition of 323 Ashby Commons Drive, Easton, Maryland 21601.

**PROJECT** The acquisition of a two-bedroom condominium at 323 Ashby Commons Drive, Easton, Maryland 21601.

Contract of Sale	\$209,900.00
Gale A. McClelland, Towson, MD	\$218,000.00
DGS accepted appraisal	\$210,000.00
<b>Eligible amount</b>	<b>\$210,700.00*</b>

\*Includes the lesser of the DGS accepted value or the contract price at \$209,900.00, and the cost of appraisals at \$800.00.

**BACKGROUND**

Main Street Housing will acquire this property to house two unrelated persons or a family with psychiatric disabilities.

**REMARKS**

- (1) Grantee is a nonprofit organization.
- (2) In accordance with *Subtitle 6 of the Health-General Article of the Annotated Code of Maryland*, the Board's approval is further contingent upon the State's right of recovery being included in the Deed(s) or otherwise recorded among the Land Records of Talbot County.
- (3) No State funds will be disbursed until the grantee has presented suitable evidence to the Office of the Comptroller that it has expended the required matching funds.

**CAPITAL GRANTS AND LOANS**

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

**ITEM**            21-CGL (Cont.)

**FUND SOURCE** DHMH has determined the grantee is required to provide a 41% local share of the eligible project cost as follows:

\$210,700.00	Total Project Cost
\$210,700.00	Eligible Project Cost
\$124,313.00 (59%)	MCCBL 2011 (Community Health Facilities Fund) DHMH #20908-02
\$ 86,387.00 (41%)	Main Street Housing, Inc. Maryland Department of Housing and Community Development (DHCD)

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**CAPITAL GRANTS AND LOANS**

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

**ITEM**            22-CGL

**DEPARTMENT OF HEALTH AND MENTAL HYGIENE**

**RECOMMENDATION** That the Board of Public Works approve:

A grant of **\$82,230.00** to *iHomes, Inc. (Columbia, MD, Howard County)* for the acquisition of 6015 Rock Glen Drive, Unit 401, Elkridge, Maryland 21075.

**PROJECT**

The acquisition of a two-bedroom condominium at 6015 Rock Glen Drive, Unit 401, Elkridge, Maryland 21075.

Contract of Sale	\$160,000.00
Jonathan Nichols, Arnold, MD	\$160,000.00
Sheila P. Muccio, Columbia, MD	\$162,000.00
DGS accepted appraisal	\$160,000.00
<b>Eligible amount</b>	<b>\$160,720.00*</b>

\*Includes the lesser of the DGS accepted value or the contract price at \$160,000.00, and the cost of appraisals at \$720.00. Total eligible cost is \$160,720.00.

**REMARKS**

- (1) Grantee is a nonprofit organization.
- (2) This acquisition will provide housing for two (2) mentally ill individuals.
- (3) 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 Howard County.
- (4) No State funds will be disbursed until the grantee has presented suitable evidence to the Office of the Comptroller that it has expended the required matching funds.

**CAPITAL GRANTS AND LOANS**

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

**ITEM**            22-CGL (Cont.)

**FUND SOURCE** DHMH has determined the grantee is required to provide a 49% local share of the eligible project cost as follows:

\$160,720.00	Total Project Cost
\$160,720.00	Eligible Project Cost
\$82,230.00 (51%)	MCCBL 2011 (Community Health Facilities Fund) DHMH #09808-11
\$78,490.00 (49%)	iHomes, Inc. Howard County HOME grant

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

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	