

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

September 3, 2014

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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 asneeded 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

ENERGY PERFORMANCE CONTRACT

ITEM 1-EP (Cont.)

AMOUNT \$8,750,000 Est. (4 Years)

Individual Project Limit Per Firm:

\$ 500,000 2 Year base contract

\$ 200,000 1st one-year renewal option \$ 200,000 2nd one-year renewal option

\$ 900,000 Total limit per firm over 4 years

Estimated Aggregate Contract Limit (9Con tracts)

\$ 4,500,000 Est. 2 Year base contract

 $$1,800,000 \text{ Est. } 1^{\text{st}}$ one-year renewal option } $1,800,000 \text{ Est. } 2^{\text{nd}}$ one-year renewal option$

\$8,100,000 Est. Total (4 Years)

TERM 9/4/2014-9/3/2016 (W/2, one-year renewal

options)

MBE PARTICIPATION

30% (Contracts over \$50,000.00 in value)

REMARKS

Ten (10) proposals were received in

response to the Request for Proposals. Technical proposals were evaluated in accordance with the technical criteria published in the RFP which included team qualifications, prior work experience in performance contracting, project management and technical approach, financial approach, and sample feasibility studies. Based on the RFP all qualified firms could be selected for award.

This IDC can be used by Maryland State Agencies, Counties, or Municipalities. Once a potential project is identified by an Agency, all qualified ESCOs will be invited to submit a proposal to complete a Feasibility Study/Development of Guaranteed Savings Program (Phase I). The proposals will be evaluated based on the following:

a) guaranteed cost avoidance,

- f) Phase 1 schedule
- b) guaranteed percentage energy use reduction,
- g) cost of Phase 1 study
- c) proposed list of Energy conservation measures,
- h) proposed method of cost avoidance guaranty
- d) proposed overhead & profit rates for overall project,
- e) proposed renewable/sustainable technologies,

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

$\frac{\textbf{DEPARTMENT OF GENERAL SERVICES}}{\textbf{ACTION AGENDA}}$

ENERGY PERFORMANCE CONTRACT

ITEM EP-1 (Cont.)

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

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION

MAINTENANCE CONTRACT

<u>**ITEM**</u> 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

<u>CONTRACT DESCRIPTION</u> 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)

BIDS OR PROPOSALS	AMOUNT
Full-Brite Cleaning Services Inc.	\$202,770.00
Gaithersburg, MD	
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

MAINTENANCE CONTRACT

ITEM 2-M (Cont.)

AMOUNT \$202,770.00 (3 years)

\$ 67,590.00 (option year 1) \$ 67,590.00 (option year 2)

\$355,950.00 (Estimated Total Contract)

MBE PARTICIPATION 5%

HIRING AGREEMENT ELIGIBLE Yes

REMARKS A notice of availability of an Invitation for Bids (IFB) was posted on DGS's Web Site, Bid Board and *eMarylandMarketplace.com*. on 5/16/2014. Seven hundred and eighty (780) potential Bidders were notified and three hundred twenty-two were directly solicited. Nine (9) priced bids were received on the bid opening date of 6/11/2014.

The Procurement Officer recommends the award to Full-Brite Cleaning Services Inc. ("Full-Brite") in the amount of \$202,770.00. Full-Brite has provided the required MBE forms, Mandatory Affidavits, and has shown that they have the necessary experience to perform janitorial service. Full-Brite has been determined to be responsible and their bid responsive.

FUND SOURCE Using Agency Operating Funds

H00 15 3359 0813 \$53,508.75 H00 16 3359 0813 \$67,590.00 H00 17 3359 0813 \$67,590.00 H00 18 3359 0813 \$14,081.25

RESIDENT BUSINESS Yes

TAX COMPLIANCE NO. 14-1528-1111

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION

MAINTENANCE CONTRACT

<u>**ITEM**</u> 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 aircooled chillers and related work.

PROCUREMENT METHOD Competitive Sealed Bids

BIDS OR PROPOSALSAMOUNTTowson Mechanical, Inc., Parkville, MD\$1,167,150.00Denver-Elek, Inc., Essex, MD\$1,407,680.00J.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.

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

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION

MAINTENANCE CONTRACT

ITEM 4-M

DEPARTMENT OF PUPLIC SAFETY & Eastern Pre-Release Unit **CORRECTIONAL SERVICES** 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.

|--|

BIDS OR PROPOSALS	Ba	ase Bid
Harper & Sons, Inc., Easton, MD	\$	222,182.00
Delmarva Veteran Builders, Salisbury, MD	\$	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.

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

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION GENERAL MISCELLANEOUS

ITEM 5-GM

REFERENCE

In accordance with provisions of the State

Finance and Procurement Article, Section 8-301, Annotated Code of Maryland, the Board of Public Works approval is requested for the use of General Obligation Bond funding for the contract(s) noted below in the total amount of \$52,401.76 (1 item).

DEPARTMENT OF JUVENILE SERVICES Cheltenham Youth Detention Facility

CONTRACT NO. AND TITLE DC-455-090-001

Design & Contract Cheltenham Detention Center – Prince Georges County, MD

DESCRIPTION

A/E shall provide Construction Inspection

and Testing Services (CITS) for the above youth facility. The project is a 72 bed 101,000 gsf juvenile detention center, which includes administration, health and behavioral services, recreation, housing education and dining services. A/E shall provide contract administration and project documents for review. A/E shall provide site visits, attend all meetings and be responsible for the meeting minutes. A/E will review and approve submittals and respond to RFIs. A/E shall produce as-built drawings for this project.

PROCUREMENT METHOD Maryland Architectural and

Engineering Services Act

BIDS OR PROPOSALS
AS Architects, Inc. ~ Linthicum, MD

\$52,401.76

<u>AWARD</u> Alpha Corporation

AMOUNT \$52,401.76

MBE PARTICIPATION 25%

FUND SOURCE MCCBL 2013 Item 023

"Provide Funds To Design And Construct A New Detention Center At The Cheltenham Youth Facility...) (Prince George's County)

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.

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

APPROVED DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION
GENERAL MISCELLANEOUS

WITHOUT DISCUSSION

ITEM 6-GM

used is \$110,889.85 (2 items).

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

A. Department Of Natural ResourcesSandy Point State Park

CONTRACT NO. AND TITLE Project No: P-021-122-010

Water Tank Structural Evaluation

DESCRIPTION This project consists of the A/E performing

site inspection of the structure and surroundings. The review and evaluation of existing information, reports and records. Provide conceptual repair recommendations, alternatives and methodologies based upon aforementioned evaluation.

PROCUREMENT METHOD Maryland Architectural and

Engineering Services Act

BIDS OR PROPOSALS
Brudis & Associates,, Inc. (BAI)
\$29,928.35

AWARD Brudis & Associates,, Inc. (BAI)

AMOUNT \$29,928.35

FUND SOURCE MCCBL 2011 Item 008

GENERAL MISCELLANEOUS

ITEM 6-GM (Cont.)

REMARKS Indefinite Quantity Contract (IQC) DGS-12-007-IQC was developed for DGS to provide architectural and engineering 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.

B. Department Of Natural ResourcesRocky Gap State Park

Flintstone, Maryland

CONTRACT NO. & TITLE Project No. P-059-140-001

ADA Site Access Modifications

<u>**DESCRIPTION**</u> This project consists of professional engineering service for ADA site access modifications, which includes surveying, utility designation, storm water management geotechnical investigation, design, and preparation of

complete construction bid documents at Rocky Gap State Park, Flintstone Maryland.

PROCUREMENT METHOD IQC (civil engineering)

BIDS OR PROPOSALS
Brudis & Associates, Inc., Columbia, MD
\$80,961.50

<u>AWARD</u> Brudis & Associates, Inc.

AMOUNT \$80,961.50

FUND SOURCE MCCBL 2012 Item 003

MBE GOAL 21.9%

REMARKS This project is being awarded through Indefinite Quantity Contract (IQC) DGS 11-009-IQC which was developed for DGS to provide civil investigative, design, and engineering services and land surveying services for multiple construction projects with fees greater than \$25,000, but less than \$200,000. Under this agreement individual contract awards may not exceed \$200,000.

GENERAL	MISCELL	ANEOUS

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.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION GENERAL MISCELLANEOUS

WITHOUT DISCUSSION

<u>**ITEM**</u> 7-GM

DEPARTMENT OF NATURAL RESOURCES

<u>DESCRIPTION</u> 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 improvement project identified below:

<u>Project Description</u> <u>Amount</u> <u>Fund Source</u>

Project No.: P-067-140-001 \$9,286.28 Item 014 MCCBL 2013

North Point State Park Battlefield Improvements Baltimore County, Maryland

TOTAL \$9,286.28

REMARKSThese 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.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION A/E SERVICE CONTRACT

WITHOUT DISCUSSION

ITEM 8-GM

DEPARTMENT OF GENERAL SERVICES

CONTRACT NO. AND TITLE Project No. BC-230-080-001;

New Catonsville District Court,

Catonsville, MD 21228

DESCRIPTIONThis project will provide for architectural and engineering services to design the new 125,018 GSF court house in Catonsville, Baltimore County, MD.

This Item will encumber the funds to activate the Design Development Phase of the existing design contract which was included and approved as part of the original BPW contract approved as Item 1-A/E on 02/06/2013.

AWARD BFM w/RicciGreene Associates

Hagerstown, MD

REMARKS This request is to approve the encumbrance of funds for the A/E design services for the Design Development Phase of the existing contract in the amount of \$860,151.00. The total of the original A/E fee of \$4,183,398.00 for all six (6) phases of design was approved as Item 1-A/E on the 02/06/2013 BPW Agenda.

FUND SOURCE MCCBL 2011/Item 005 - \$ 772,208.18

MCCBL 2012/Item 010 - \$ 87,942.82

\$ 860,151.00

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION

REAL PROPERTY

ITEM 9-RP

DEPARTMENT OF AGRICULTUREMaryland 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.

Grantor	Property	Price	
<u>Kent County</u> Duck Puddle Ventures 14-13-02	282Ac	\$ 705,000.00 \$ 2,500.00	
a. Cadell (fee) b. Derby (fee) Review Appraiser: Andrews	(Appraised Value) \$2,030,000.00 \$1,946,000.00	(Agricultural Value) \$287,331.94 \$287,331.94	(Easement Value) \$1,742,668.06 \$1,658,668.06
FUND SOURCES	615 14108 Total	\$ 705,000 \$ 705,000	
TOTAL ACRES (TA) REAL PROPERTY	282		

ITEM 9-RP (Cont.)

PRICE PER ACRE \$2,500.00

REMARKS

- 1. The Department of Agriculture recommends acceptance of this contract.
- 2. The Department of General Services has reviewed the appraisals and has recommended that appraisal "a." listed above be the appraised value of the land on which the easement is to be acquired.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

REAL PROPERTY

<u>**ITEM**</u> 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

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 +/-.

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 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.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION

REAL PROPERTY

ITEM 12-RP

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.

16.706 +/- acres unimproved **PROPERTY**

<u>OWNERSHIP</u>

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

REMARKS

- 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 intergovernmental review is not required.

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

APPROVED DISAPPROVED **DEFERRED** WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION

LANDLORD LEASE

13**-**LL **ITEM**

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

Space Type Land **Lease Type** New/Sublease **Square Feet** 6,672+

 Duration
 20 Years
 Effective
 10/1/2014

 Annual Rent
 \$16,750 (Avg.)
 Rent Per Sq. Ft.
 \$2.51 (Avg.)

 Prev. Annual Rent
 \$12,500
 Prev. Rent Per Sq. Ft.
 \$1.87

Sublease Annual Rent \$16,750 (Avg.)

Utilities ResponsibilityTenantCustodial ResponsibilityTenant

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.

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.

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.

<u>ITEM</u>	13 - LL (Cont.)
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- 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.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION **LANDLORD LEASE**

WITHOUT DISCUSSION

ITEM 14-LL

DEPARTMENT OF NATURAL RESOURCES Rockville

(Capital Grant and Loan Administration) 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

<u>Utilities Responsibility</u> Tenant <u>Custodial Responsibility</u> 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.

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.

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

APPROVED DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

<u>**ITEM**</u> 15-LT

DEPARTMENT OF HUMAN RESOURCESCentreville, MD.

Queen Anne County

<u>Landlord</u> Corsica V, LLC

8601 LaSalle Road, Suite 204

Towson, MD 21286

Property Location 2 Comet Drive

Centreville, MD 21617

Space Type Office **Lease Type** Renewal **Square Feet** 20,160

Duration 10 Years **Effective** 9/7/2014

<u>Annual Rent</u> \$413,280.00 (Avg.) **<u>Square Foot Rate</u>** \$20.50 (Avg.)

Effective Sq. Ft. Rate \$22.10 (Avg.)

<u>Utilities Responsibility</u> Lessee **Custodial Responsibility** Lessor

Previous Board Action(s) 7/16/2003 – 13-L

Fund Source N00G0002 7B17 1351 PCA G0010 – 33.82%; N00G0003 7C17 1351 PCA

 $G3010-29.41\%;\ N00G0004\ 7D17\ 1351\ PCA\ G4100-8.82\%;\ N00G0005\ 7E17$

1351 PCA G5000 – 14.71%; N00G0005 7F17 1351 PCA G6010 – 13.23%

Special Conditions

- 1. The lease provides for the annual pass through of real estate taxes and custodial services over a base year.
- 2. The lease provides one hundred (100) use-in-common parking spaces at no cost to the State.
- 3. The lease contains one (1) option renewal term of five (5) years.

Remarks

1. This lease will house 72 staff (6 of which are part-time). DHMH, CAC, DLLR, VA & USWIB are also housed in this leased space.

ITEM 15-LT (Cont.)

- 2. The average rent shown is the average of \$19.50 pnusf for years 1 through 5 and \$21.50 pnusf 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.

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

APPROVED DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

<u>**ITEM**</u> 16-LT

OFFICE OF THE PUBLIC DEFENDER

(Mental Health Unit)

Landlord 200 Washington Avenue, LLC

8601 LaSalle Road, Suite 204 Towson, Maryland 21286

Property Location 200 W. Towsontowne Boulevard

Towson, Maryland 21204

Space Type Office **Lease Type** New **Square Feet** 2,218

<u>Duration</u> 10 Years <u>**Effective</u>** 11/1/2014</u>

Annual Rent \$46,799.80 (Avg.) **Square Foot Rate** \$21.10 (Avg.)

Utilities ResponsibilityLessorCustodial ResponsibilityLessorPrevious Board Action(s)N/A

Fund Source 100% General Funds C80B002 20811 1301 0001

Special Conditions

- 1. The lease provides 3 use-in common parking spaces free of charge.
- 2. The lease contains escalations for real estate taxes, utilities and custodial services.
- 3. The lease provides for one (1) renewal option for a five (5) year term.

Remarks

1. The District 8 office of the Baltimore County Office of the Public Defender has occupied space within this building since May 1, 2012. The Public Defender seeks to move its Mental Health unit to this more centralized location to ease frequent travel of this functional group.

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.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION

ITEM 17-LT-OPT

MARYLAND STATE DEPARTMENT OF EDUCATION

(Division of Rehabilitative Services)

<u>Landlord</u> XXI Office Plaza Associates Limited Partnership

c/o Savitar Realty Advisors 5345 Pine Tree Drive Miami Beach, FL 33140

Property Location 20010 Century Boulevard, Suite 400

Germantown, Maryland 20874

Space Type Office **Lease Type** Renewal **Square Feet** 3,039

Duration 10 Years **Effective** 10/1/2014

Annual Rent \$76,370.07 (Avg.) **Square Foot Rate** \$25.13 (Avg.)

Previous S.F. Rate \$26.08

<u>Utilities Responsibility</u> Lessor <u>Custodial Responsibility</u> Lessor

Previous Board Action(s) 12/16/09 – 8-LT, 9/16/09 – 12-LT, 5/19/04 – 12-L

Fund Source R00A01.21 21600 1301 U6073 100% Federal

Special Conditions

- 1. The lease provides for ten (10) use-in common parking spaces free of charge.
- 2. The lease provides for the annual pass through of real estate taxes, custodial services and utilities over a base year.
- 3. The lease contains one option to renew for five (5) years.

Remarks

1. This space will be used as an administrative and client contact office for counseling.

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.

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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	<u>Lease Type</u> Option Renewal	Number of	Spaces
Duration 2 Year	Effective 9/10/14	DHMH	13
Annual Rent \$58,500.00	Rate/Space/Month \$125	MAIF	7
	Previous Rate/Space \$125	MSRP	7
		OPC	7
		PTAAB	5
		Total	$\frac{5}{39}$

<u>Utilities Responsibility</u> Landlord <u>Custodial Responsibility</u> Landlord

<u>Previous Board Actions</u> 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

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.

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION

ITEM 19**-**LT-MOD

OFFICE OF THE PUBLIC DEFENDER

(Baltimore County Office of the Public Defender)

Landlord 200 Washington Avenue, LLC

8601 LaSalle Road, Suite 204 Towson, Maryland 21286

Property Location 200 W. Towsontowne Boulevard

Towson, Maryland 21204

Space Type Office **Lease Type** Expansion **Square Feet** 1,982

Duration 7 Years 6 Months **Effective** 11/1/2014

Annual Rent \$43,029.22 (Avg.) Square Foot Rate \$21.71 (Avg.)

Utilities ResponsibilityLessorCustodial ResponsibilityLessor

Previous Board Action(s) 8/10/11 – 19-LT

Fund Source 100% General Funds C80B0002 2200 1301 20811

Special Conditions

- 1. The lease provides 2 use-in common parking spaces free of charge.
- 2. The lease contains escalations for real estate taxes, utilities and custodial services.
- 3. The lease provides for one (1) renewal option for a five (5) year term.

Remarks

- 1. This space has housed the District 8 office of the Baltimore County Office of the Public Defender since May 1, 2012. Due to a caseload increase based on the recent decision in *DeWolfe v. Richmond* the agency has needed to increase additional attorney staff.
- 2. The net usable square foot rental rate will be at the current rate of \$19.25 for the remainder of the 3rd year in addition to years four (4) through five (5) and \$22.94 for years six (6) through ten (10) resulting in an average rate of \$21.71.
- 3. This lease contains a termination for convenience clause.

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

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION CAPITAL GRANTS AND LOANS

WITHOUT DISCUSSION

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	\$ 175,506.05
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.

BACKGROUND:	Total Amount	State Share	Local Share
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.

$\frac{\textbf{DEPARTMENT OF GENERAL SERVICES}}{\textbf{ACTION AGENDA}}$

<u>ITEM</u>	20-CGL (Cont.)			
(3)	The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.			
Board	of Public Works Action - The	above referenced Item was:		
APPRO	OVED DISAPPROV	ED DEFERRED	WITHDRAWN	

WITHOUT DISCUSSION

WITH DISCUSSION

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

 Eligible amount
 \$210,700.00*

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.

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

ITEM 21-CGL (Cont.)

<u>FUND SOURCE</u> 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)

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION

CAPITAL GRANTS AND LOANS

WITHOUT DISCUSSION

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.

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

^{*}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.

ITEM 22-CGL (Cont.)

<u>FUND SOURCE</u> 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

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION