

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
October 29, 2014**

*Norman Astle (410)841-5864  
norman.astle@maryland.gov*

**1. DEPARTMENT OF AGRICULTURE  
*Maryland Agricultural Cost-Share Program Grant Requests***

***Recommendation:*** That the Board of Public Works approves funding a total of 30 individual grants under the Maryland Agricultural Cost-Share Program. Total submission amount: \$206,000

<b>Agreement</b>	<b>Recipient</b>	<b>County</b>	<b>Amount \$</b>
AT-2015-2472	<b>William R. Mattingly</b>	St. Mary's	3,700
AT-2015-2473	<b>William R. Mattingly</b>	St. Mary's	2,600
AT-2015-2474	<b>Kevin Corbin</b>	Garrett	2,400
AT-2015-2496	<b>Brian A. Sears</b>	Queen Anne's	19,000
AT-2015-2498	<b>P. Thomas Mason</b>	Kent	5,800
AT-2015-2499	<b>P. Thomas Mason</b>	Kent	800
AT-2015-2501	<b>Laurette Hall Sisk</b>	Kent	2,200
AT-2015-2508	<b>William P. Fuchs</b>	Kent	4,800
AT-2015-2509	<b>William P. Fuchs</b>	Kent	12,600
CH-2015-2511	<b>J. Frank Leaverton, Sr</b>	Kent	400
CR-2015-2413	<b>Jones Implement Company</b>	Dorchester	800
CR-2015-2480	<b>George J. Fox, III</b>	Dorchester	900
CR-2015-2507	<b>Barbara Q. Badran</b>	Dorchester	800
MP-2015-2479	<b>Snader Farms, LLC</b>	Carroll	3,100
MP-2015-2495	<b>Steven A. Staub</b>	Carroll	500
MP-2015-2497	<b>Byron D. Stambaugh</b>	Frederick	12,300
MP-2015-2503	<b>Jeremy Thompson</b>	Frederick	5,500
MP-2015-2512	<b>John B. Million</b>	Carroll	200
MP-2015-2513	<b>John B. Million</b>	Carroll	1,000
NW-2015-2475	<b>Michael E. Rose</b>	Dorchester	1,000
PB-2015-2505	<b>Roger W. Tabler, Sr</b>	Carroll	39,000
PB-2015-2506	<b>Roger W. Tabler, Sr</b>	Carroll	17,900
RS-2015-2336	<b>Larriland Farm, Inc.</b>	Howard	15,300
RS-2015-2484	<b>Linda B. Worthington</b>	Harford	11,800
RS-2015-2504	<b>Randal K. Stull</b>	Carroll	1,900
RS-2015-2510	<b>Armacost Farms, Inc.</b>	Baltimore	6,600
RS-2015-2514	<b>Thomas E. Cole</b>	Carroll	11,300

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**1. DEPARTMENT OF AGRICULTURE (cont'd)  
*Maryland Agricultural Cost-Share Program Grant Requests***

Agreement	Recipient	County	Amount \$
RS-2015-2515	Thomas E. Cole	Carroll	9,800
RS-2015-2516	David L. Sparks	Baltimore	8,100
RS-2015-2528	Maryland Agriculture Resource	Baltimore	3,900

**Fund Source:** MCCBL of 2013/Item 13106: *Provide funds for assistance for the implementation of best management practices that reduce soil and nutrient runoff from Maryland farms.*

**Authority:** "Cost-Sharing - Water Pollution Control" Sections 8-701 to 8-705, Agricultural Article, Maryland Code; COMAR 15.01.05

**Remarks:** The Maryland Department of Agriculture has determined that each of these projects is eligible for cost-share funds. Each project has received technical certification from the appropriate Soil Conservation District Office. The farmer has signed the requisite cost-share agreement and accepts the grant conditions.

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**2. DEPARTMENT OF AGRICULTURE**

***Maryland Agricultural Cost-Share Program Additional Funding Requests***

**Recommendation:** That the Board of Public Works approves **additional** funding for the following grants under the Maryland Agricultural Cost-Share Program. Total submission amount: \$12,937.43

<b>Agreement</b>	<b>Recipient</b>	<b>County</b>	<b>Amount \$</b>
MP-2013-2718	<b>Lease Brothers, Inc.</b>	Carroll	8,414.92
MP-2013-2828	<b>Fogle Farm</b>	Carroll	3,895.49
MP-2014-2304	<b>Harry W. T. Fouche, III</b>	Frederick	627.02

**Fund Source:** *MCCBL of 2010/Item 10077:* Provide funds for assistance for the implementation of best management practices that reduce soil and nutrient runoff from Maryland farms.

**Authority:** "Cost-Sharing - Water Pollution Control" Sections 8-701 to 8-705, Agricultural Article, Maryland Code; COMAR 15.01.05

**Remarks:** Additional funds are requested for these projects to offset additional costs realized at the completion of the project. These additional costs are a result from design changes required by site conditions encountered during construction, design changes to improve project effectiveness, or because the level of co-cost share funding originally anticipated was not available when the project was completed.

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Contact: Mary Jo Childs 410-260-7335  
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**3. BOARD OF PUBLIC WORKS  
*Procurement Agency Activity Report***

Submission of the Procurement Agency Activity Reports by:

General Services	May & June 2014
Public Safety & Correctional Svs	September 2014
Transportation	September 2014

to the Board of Public Works in accordance with COMAR 21.02.01.05 (Procurement Regulations).

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*Contact: Mary Jo Childs, 410-260-7335  
maryjo.childs@maryland.gov*

**4. BOARD OF PUBLIC WORKS  
*COMAR: State Procurement Regulations***

**Recommendation:** That the Board of Public Works propose new regulations and amendments to COMAR Title 21, State Procurement Regulations, to implement 2014 Legislation.

**Proposal:** Changes to the State Procurement Law were enacted in the 2014 General Assembly session and require regulatory action. An additional amendment is proposed to clarify veteran-owned small business requirements. The Procurement Advisory Council concurs with this recommendation.

(1) *Chapter 189, Laws of 2014:* Expands bases for debarment to include violations of the Internal Revenue Code and violations of State law such Living Wage and Prevailing Wage.

**Amend:** 21.05.08.07 Bid/Proposal Affidavit

(2) *Chapter 604, Acts of 2014:* Updates membership and requirements of Maryland Green Purchasing Committee.

**Amend:** 21.05.08.07 Bid/Proposal Affidavit  
21.11.07.01 Definitions  
21.11.07.09 Environmentally Preferable Purchasing  
21.13.01.14 Report on Green Purchasing

**Repeal:** 21.11.07.05 Price Preference for Recycled Materials

(3) *§13-107.1 of the State Finance and Procurement Article:* Sunset of unsolicited proposal law.

**Repeal:** 21.05.02.23 Unsolicited Proposals  
21.13.01.12 Report on Unsolicited Proposal Outreach

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**4. BOARD OF PUBLIC WORKS (cont'd)  
COMAR: *State Procurement Regulations***

(4) §§13-207 and 17-104 of the State Finance and Procurement Article: Sunset of individual surety laws.

**Amend:** 21.06.07.01 General  
21.06.07.09 Bid Security  
21.07.02.10 Performance and Payment Bonds

**Repeal:** 21.06.07.02 Submission of Individual Surety Bonds  
21.06.07.04 Security Interests by an Individual Surety  
21.06.07.05 Acceptability of Assets  
21.06.07.06 Unacceptable Assets  
21.06.07.07 Acceptance of Real Property  
21.06.07.08 Acceptance of Personal Property

(5) A veteran-owned small business may use its own workforce to meet a VSBE goal.

**Amend:** 21.11.13.05 Procurement Solicitations

**Action:** Approval of this Item authorizes submission of the regulatory proposal to the AELR Committee and subsequent publication for public comment in the *Maryland Register*.

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*Contact: Mary Jo Childs, 410-260-7335  
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**5. BOARD OF PUBLIC WORKS  
*COMAR: Final Action on State Procurement Regulations  
Small Business Reserve Program – Agency Liaison***

**Recommendation:** That the Board of Public Works take final action to amend a regulation to require participating agencies to designate a Small Business Reserve liaison.

**Background:** The Board approved the proposal as Secretary's Item 7 (July 2, 2014). The proposal was published in the September 5, 2014 *Maryland Register* (41:18 Md. R. 1037). No public comments were received.

**Regulation:** COMAR Regulation 21.11.01.06I **Small Business Reserve Program** requires agencies to designate a Small Business Reserve liaison to administer the program.

**Action:** The Board is requested to adopt the amendment as proposed.

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*Contact: David Lever, 410-767-0610  
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**6. BOARD OF PUBLIC WORKS  
*Public School Construction Program Regulations*  
COMAR 23.03.02 Administration of the Public School Construction Program**

***Recommended Action:*** The Interagency Committee on School Construction recommends that the Board of Public Works adopt a new regulation within COMAR Title 23.03 *Board of Public Works – Public School Construction*.

***Authority:*** Education Article, §5-301(d)(2)(iv), Annotated Code of Maryland.

***Background:*** Reference is made to Secretary’s Agenda Item 19 (July 2, 2014) in which the Board of Public Works approved proposing a new Public School Construction Program regulation. The proposal published in 41 *Maryland Register* 979-980 (August 22, 2014) for public comment. The IAC recommends finalizing the proposal.

***New Regulation:*** COMAR 23.03.02.29: Requires school construction projects that include constructing, replacing, or upgrading the electrical system to be designed and constructed to be fully-powered in the event of an emergency.

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*Contact: Bill Morgante, 410-260-7791  
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**7. BOARD OF PUBLIC WORKS  
*Wetlands Licenses  
Concurrence Cases***

**Recommendation:** Approval is requested of the following two applications for wetlands licenses for projects involving filling in the navigable waters of Maryland. The Board of Public Works Wetlands Administrator recommends that the Board grant licenses as indicated. The Department of the Environment concurs with this recommendation.

**Authority:** Section 16-202, Environment Article, Annotated Code of Maryland: “The Board shall decide if issuance of the [tidal wetlands] license is in the best interest of the State, taking into account the varying ecological, economic, developmental, recreational, and aesthetic values [the] application presents.” See also COMAR 23.02.04.

**BALTIMORE COUNTY**

14-0149      *REPUBLIC SERVICES, INC.* – To protect a landfill slurry wall and roadway from erosion by emplacing 1500 feet of stone revetment.

*Dundalk, Back River*

*Special conditions: Asphalt rubble restriction; rebar must be cut flush with concrete.*

**CECIL COUNTY**

13-1087      *CRYSTAL MANOR BOAT CLUB* – To improve navigation at a community marina entrance by emplacing a 65-foot timber extension on a jetty and a 20-foot timber extension on an adjacent jetty.

*Earleville, Elk River*

*Special conditions: Install safety signals marking marina entrance channel.*

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**AMENDED**

*Contacts: Carol Gilbert 410-514-7229 gilbert@mdhousing.org  
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Jean Peterson 410-514-7358 peterson@mdhousing.org*

**8. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**Recommendation:** That the Board of Public Works approve two food hub grant awards to be funded with general obligation bond proceeds.

**Authority:** Chapter 444 of the Laws of Maryland 2012 (DHCD SA24(C))  
Chapter 423 of the Laws of Maryland 2013 (DHCD 81-SAOOA24.02)

**Amount:** \$1,250,000 General Obligation Bond Proceeds

**Grants:** The grants are to assist with constructing food hub facilities in Baltimore City and the Town of Easton (Talbot County):

1. *American Communities Trust, Inc.* – \$750,000: acquisition, design, and construction of food hub facility at 1801 E. Oliver Street, Baltimore City, 21213, including renovating Eastern Pumping Station and constructing food pantry, urban farm, kitchen incubator, food distribution facility, and community spaces. DHCD has previously provided \$750,000 toward this Food Hub Campus. The total cost of the Food Hub Campus is approximately \$10 million.
2. *Board of Directors of Eastern Shore Food Hub Corp.* – \$500,000: design, construction, and capital equipping of food hub facility to serve as the Eastern Shore Food Hub, Goldsborough Neck Road, Easton, Talbot County, 21601. The total project cost is approximately \$2.3 million.

**Condition:** Each grantee must provide an equal matching fund.

**Background:** Total project costs for both Food Hub projects are approximately \$3 million. Both grants support DHCD's Food Deserts Initiative, which seeks to improve access to healthy foods, including fresh fruits and vegetables, in underserved communities across Maryland. The locally created and managed food hubs will work directly with local farmers to meet the market demand for fresh foods. The food hubs will aggregate, process, market, and package sustainably-produced foods within a food shed of approximately 150-200 miles. Foods hubs are customized to meet the needs of their community, and generally support the local economy. Food hubs provide local farmers and producers with services and infrastructure necessary to advance their economic vitality.

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**AMENDED**

**8. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (cont'd)**

*General Assembly Review:* DHCD has submitted a report to the General Assembly on how the identified Maryland Food Hubs will coordinate with one another, coordinate with DHCD and the Food Desert Initiative, and with the Maryland Food Center Authority. **The Budget Committee Chairs have approved release of the funds**, and also recommend requiring additional reporting on coordination and collaboration between the food hubs, DHCD, and the Maryland Food Center Authority. DHCD will ensure that this reporting request is fulfilled.

This Item was withdrawn as Item 9 from the October 1, 2014 Secretary's Agenda.

***BOARD OF PUBLIC WORKS ACTION:***

**Motion made and approved to:**

- (1) Defer grant to Eastern Shore Food Hub Corp;
- (2) Substitute Authority/Fund Source to 2014 MCCBL (Ch. 463, 2014 Laws); and
- (3) Find that American Communities Trust, Inc., has presented satisfactory evidence of its matching fund.

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**9. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**Recommendation:** That the Board of Public Works approve DHCD partially releasing a security interest in property which will release individual rental units in the Mallard Ridge development from the lien as the borrower sells them.

**Borrower:** Mallard Ridge, Inc.

**Project:** Mallard Ridge, 508 Bay Street, Berlin

**Loan Authority:** Maryland Bond Program  
Housing & Community Dev't Article, §§ 4-101 et seq.  
Annotated Code of Maryland

Rental Housing Production Program  
Housing & Community Dev't Article, §§ 6-301 et seq.  
Annotated Code of Maryland

Financing Adjustment Factor  
Housing & Community Dev't Article, §§ 2-102, 2-211, 4-211 et seq.  
Annotated Code of Maryland

**Authority to Release** State Finance and Procurement Article, § 10-305,

**Security Interest:** Annotated Code Maryland

<b>Original Loan Amounts:</b>	Maryland Bond Program Loan:	\$ 550,917
	Rental Housing Production Program Loan:	\$ 908,681
	Financing Adjustment Factor Loan:	<u>\$ 170,000</u>
		\$1,629,598

**Financing:** In 1990, DHCD loaned Mallard Ridge, Inc. funds from the Maryland Bond Program and the Rental Housing Production Program to construct 30 units of affordable rental family housing. In 2013, DHCD worked with the borrower to resolve a deficit in the Reserve for Replacement account which was underfunded due to insufficient cash flow and the need for new HVAC systems, energy efficient windows, siding, and other substantial repairs (totaling \$255,000) typical for a property of this age. To resolve the deficit, DHCD loaned Financing Adjustment Factor funds to the borrower to pay for two-thirds of the repairs and to restore the Reserve to acceptable levels.

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**9. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (cont'd)**

**History:** Mallard Ridge, Inc. has managed the property as affordable housing since its construction. The units have been well maintained; occupancy rates have been consistently high. In spite of this, the project has not achieved the level of cash flow projected when the loan was underwritten. While the borrower has remained current on the Maryland Bond Program loan, it has been unable to make surplus cash payments to pay down the Rental Housing loan. Accruing interest on the Rental Housing loan and the addition of the Financing Adjustment Factor debt have increased the balance due to over \$ 1.9 million.

To reduce the impact of the total indebtedness on cash flow for the project, DHCD modified the interest rate going forward on the Rental Housing loan, extended the term of that loan to 2051, and deferred payments on the Financing Adjustment Factor loan for ten years until the bond loan is paid off. Analysis indicates that these changes will permit the project to meet its reserve and debt service obligations.

The project was appraised in 2011 as a multi-family project for \$1.6 million. The total indebtedness of the project exceeds the value of the property by more than \$300,000.

Ken Whittington, the borrower's principal (who has some health issues), is seeking to develop an exit strategy. Because the project is underwater the likelihood of sale of the project as a multifamily rental property is greatly reduced. Instead, the owner has created a condominium regime and proposes that individual units be sold to homebuyers. The owner believes 15 current residents will be able to purchase units in the condominium. If his proposal is approved, he plans to: (1) immediately notify current residents concerning sale of the units; (2) honor all current leases to avoid summary displacement; and (3) assist residents to purchase their units.

Based on his years of experience building and selling single family homes in Worcester County, Mr. Whittington is confident that he can place 20 or more of the units under contract within the first few months the units are available. This number of sales would provide access to traditional purchase financing. No sales would be concluded or partial releases provided until 21 units (70% of the total) are under approved contracts.

As units are sold, proceeds less the cost of sale will be applied to the DHCD debts. Based on the projected sales prices for the various unit types, DHCD will be repaid in full when 23 of the 30 units are sold.

**Analysis:** DHCD concludes that the creation of the condominium regime and sale of the units provides the greatest likelihood of full repayment. The risk of the units not selling or not all selling is mitigated by releases not being issued until 70% are under contract and proceeds of sales going to DHCD until the debt is paid. Given the owner's circumstances, not providing him this exit could result in a gradual decline in the property's condition and value. Finally, the homeownership opportunities for moderate income families to purchase these units will benefit the purchasers and the community.

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**9. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (cont'd)**

*Terms of Project Financing:*

LOAN PROGRAM	LIEN POSITION	PAYMENTS	ORIGINAL LOAN AMOUNT	INTEREST RATE	TERM	CURRENT BALANCE
Maryland Bond Program	1	amortizing	\$550,917	8.5%	30 yrs	\$271,247
Rental Housing Production Program	2	surplus cash	908,681	3%*	40 yrs**	1,461,414
Financing Adjustment Factor	3	amortizing	170,000	0%	10 yrs	170,000
<b>TOTAL DUE</b>						<b>\$1,902,661</b>

\* Now 0%

\*\* Now matures 2051

*Projected Unit Prices and Proceeds:*

TYPES OF UNIT	# BY TYPE	SALE PRICE	PROCEEDS	NET PROCEEDS
2 Br Townhouse	4	\$94,000	\$90,000	\$360,000
3 Br Townhouse	4	102,000	98,000	392,000
2 Br Duplex	11	84,000	80,000	880,000
3 Br Duplex	11	92,000	88,000	968,000
<b>TOTAL NET PROCEEDS</b>				<b>\$2,600,000</b>

If these projections are met, the State loans will be fully repaid after the sale of the 23 units.

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*Contact Person: Terri Wilson (410) 537-4155  
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**10. MARYLAND DEPARTMENT OF THE ENVIRONMENT**

**Recommendation:** That the Board of Public Works approve a new grant up to \$92,000 to Prince George's County for the **Kenny Road Stream Restoration** project. This grant may involve multiple sources of funding including general obligation bond proceeds, as the required 20% State match of Federal funds. (Legislative District 21)

**Project Description:** The proposed project entails stabilization of approximately 124 linear feet of severely eroded stream channel with green infrastructure practices designated to restore or establish riparian buffers, bioengineered stream bank protection, steep pools in the stream and other natural features.

**Project Funding Sources:**

Water Quality State Revolving Loan Fund – Green Grant	\$ 92,000
Local Funding	<u>\$285,200</u>
TOTAL ESTIMATED PROJECT COST:	\$377,200

**Authority:** Sections 9-1601 through 9-1622 of the Environment Article, Maryland Code, known as the Maryland Water Quality Financing Administration Act.

MDE has determined this project to be consistent with Maryland's Priority Places Strategy in accordance with Executive Order 01.01.2003.33, and State Clearinghouse comments and recommendations.

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**11. MARYLAND DEPARTMENT OF THE ENVIRONMENT**

**Recommendation:** That the Board of Public Works approve a new grant up to \$70,000 to Prince George's County for the **Regency Village Stream Restoration** project. This grant may involve multiple sources of funding including general obligation bond proceeds, as the required 20% State match of federal funds. (Legislative District 25)

**Project Description:** The proposed project entails stabilization of approximately 140 linear feet of severely eroded and incised stream channel. The work includes construction of step pools in the stream, installation of imbricated rip-rap and bioengineered vegetated geo-grid along the stream banks, planting of native trees, shrubs and live stakes, and implementation of other natural features. These improvements will restore and establish riparian buffers and control surface and subsurface hydrology, thereby, reducing erosion, sediments and nutrients in the stream.

**Project Funding Sources:**

Water Quality State Revolving Loan Fund – Green Grant (this action)	\$ 70,000
Local Funding	<u>\$145,600</u>
<b>TOTAL ESTIMATED PROJECT COST:</b>	<b>\$215,600</b>

**Authority:** Sections 9-1601 through 9-1622 of the Environment Article, Maryland Code, known as the Maryland Water Quality Financing Administration Act.

MDE has determined this project to be consistent with Maryland's Priority Places Strategy in accordance with Executive Order 01.01.2003.33, and State Clearinghouse comments and recommendations.

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**12. MARYLAND DEPARTMENT OF THE ENVIRONMENT  
Water Quality State Revolving Loan Fund**

**Recommendation:** That the Board of Public Works approve new loan funding up to \$21,724,000 to Baltimore City for the **Gwynns Falls (Southern) Sewershed Improvements (SC920)**, **Low Level Sewershed (Eastern) Sewer Improvements (SC912 & SC922R)** and **Outfall Sewershed Sewer Improvements (SC934)** projects. Borrower will repay this loan over a period not to exceed 20 years following project completion, at an interest rate of 25% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. Based on this formula, recent loan recipients have received a 0.90% interest rate. To secure this debt, Borrower will deliver a revenue bond, secured by a subordinate pledge on the revenues of the wastewater system fund, to the Maryland Water Quality Financing Administration. Funding may involve multiple sources, including general obligation bond proceeds as the required 20% match to federal funds and other funds.

**A. Gwynns Falls (Southern) Sewershed Improvements (SC920)  
New Loan of \$6,501,000 (estimated)**

**Project Description:** The project entails planning, design, and construction of improvements to correct deficiencies in the Gwynns Fall (Southern) Sewershed, including replacement and rehabilitation of sewers ranging in diameter size, improvements or upgrades to existing pump stations to reduce infiltration and inflow, point repairs to lines and manholes, disconnection of illegal connections, and new sewers for additional capacity. This is a continuation of Baltimore City's efforts to prevent sanitary sewer overflows as required by the Consent Decree initiated by the Maryland Department of the Environment and the U.S. Environmental Protection Agency, and the City's own initiatives on infrastructure rehabilitation. (Legislative District 40)

**Project Funding Sources:**

Water Quality State Revolving Loan Fund	\$ 6,501,000
Local Share/Baltimore County	<u>\$17,605,164</u>
<b>TOTAL ESTIMATED PROJECT COST:</b>	<b>\$24,106,164</b>

**B. Low Level Sewershed (Eastern) Sewer Improvements (SC912 & SC922R)  
New Loan of \$10,753,000 (estimated)**

**Project Description:** – The project entails planning, design, and construction of improvements to correct deficiencies in the Low Level (Eastern) Sewershed, including replacement and rehabilitation of sewers ranging in diameter size, improvements or upgrades to existing pump stations to reduce infiltration and inflow, point repairs to lines and manholes, disconnection of illegal connections, and new sewers for additional capacity. This is a continuation of Baltimore City's efforts to prevent sanitary sewer overflows as required by the Consent Decree initiated by the Maryland Department of the Environment and the U.S. Environmental Protection Agency, and the City's own initiatives on infrastructure rehabilitation. (Legislative District 45)

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**12. MARYLAND DEPARTMENT OF THE ENVIRONMENT (cont'd)  
Water Quality State Revolving Loan Fund**

***Project Funding Sources:***

Water Quality State Revolving Loan Fund	\$10,753,000
Local Share/Baltimore County	<u>\$ 4,141,773</u>
TOTAL ESTIMATED PROJECT COST:	\$14,894,773

**C. Outfall Sewershed Sewer Improvements (SC934)  
New Loan of \$4,470,000 (estimated)**

***Project Description:*** The project entails planning, design, and construction of improvements to correct deficiencies in the Outfall Sewershed, including replacement and rehabilitation of sewers ranging in diameter size, improvements or upgrades to existing pump stations to reduce infiltration and inflow, point repairs to lines and manholes, disconnection of illegal connections, and new sewers for additional capacity. This is a continuation of Baltimore City's efforts to prevent sanitary sewer overflows as required by the Consent Decree initiated by the Maryland Department of the Environment and the U.S. Environmental Protection Agency, and the City's own initiatives on infrastructure rehabilitation. (Legislative District 45)

***Project Funding Sources:***

Water Quality State Revolving Loan Fund	\$ 4,470,000
Local Share/Baltimore County	<u>\$ 6,656,850</u>
TOTAL ESTIMATED PROJECT COST:	\$11,126,850

***Authority:*** Sections 9-1601 through 9-1622 of the Environment Article, Maryland Code, known as the Maryland Water Quality Financing Administration Act.

MDE has determined that its recommendation is consistent with Maryland's Priority Places Strategy in accordance with Executive Order 01.01.2003.33, and State Clearinghouse comments and recommendations.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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*Contact Person: Terri Wilson (410) 537-4155  
terria.wilson@maryland.gov/cheryl.reilly@maryland.gov*

**13. MARYLAND DEPARTMENT OF THE ENVIRONMENT**

**Recommendation:** That the Board of Public Works approve a new grant up to \$145,900 to Prince George's County for the **Pyles Drive Stream Stabilization** project. This grant may involve multiple sources of funding including general obligation bond proceeds, as the required 20% State match of federal funds. (Legislative District 25)

**Project Description:** The project entails stabilization of approximately 600 linear feet of severely eroded and incised stream channel. The work includes construction of wood and rock weirs, installation of imbricated rip rap and bioengineered vegetated geo grid along the stream banks, planting of native trees, shrubs and live stakes, and implementation of other natural features.

**Project Funding Sources:**

Water Quality State Revolving Loan Fund – Green Grant	\$145,900
Local Funding	<u>\$634,700</u>
TOTAL ESTIMATED PROJECT COST:	\$780,600

**Authority:** Sections 9-1601 through 9-1622 of the Environment Article, Maryland Code, known as the Maryland Water Quality Financing Administration Act.

MDE has determined this project to be consistent with Maryland's Priority Places Strategy in accordance with Executive Order 01.01.2003.33, and State Clearinghouse comments and recommendations.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

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**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**BOARD OF PUBLIC WORKS  
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*Contact Person: Terri Wilson (410) 537-4155  
terria.wilson@maryland.gov/cheryl.reilly@maryland.gov*

**14. MARYLAND DEPARTMENT OF THE ENVIRONMENT**

**Recommendation:** That the Board of Public Works approve a new grant up to \$159,800 to Prince George's County for the **West Boniwood Turn Drive Streambank Stabilization** project. This grant may involve multiple sources of funding including general obligation bond proceeds, as the required 20% State match of federal funds. (Legislative District 27A)

**Project Description:** This project entails the stabilization of approximately 200 linear feet of severely eroded and incised stream channel along Butler Branch Stream. The work includes construction of wood and rock weirs, installation of imbricated rip rap and bioengineered vegetated geo grid along the stream banks, planting of native trees, shrubs and live stakes, and implementation of other natural features.

**Project Funding Sources:**

Water Quality State Revolving Loan Fund – Green Grant	\$159,800
Local Funding	<u>\$432,000</u>
TOTAL ESTIMATED PROJECT COST:	\$591,800

**Authority:** Sections 9-1601 through 9-1622 of the Environment Article, Maryland Code, known as the Maryland Water Quality Financing Administration Act.

MDE has determined this project to be consistent with Maryland's Priority Places Strategy in accordance with Executive Order 01.01.2003.33, and State Clearinghouse comments and recommendations.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

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**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**BOARD OF PUBLIC WORKS  
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*Contact Person: Terri Wilson (410) 537-4155  
terria.wilson@maryland.gov/cheryl.reilly@maryland.gov*

**15. MARYLAND DEPARTMENT OF THE ENVIRONMENT**

**Recommendation:** That the Board of Public Works approve further funding up to \$146,259,867 to Baltimore City for the **Back River WWTP ENR Upgrade (SC-882 and SC-877)** project. Funding may involve multiple sources provided over several years based on project schedule, including general obligation bond proceeds as the required 20% match to federal funds and other funds. (Legislative District 6)

**A. New Loan of \$72,103,000 (estimated) – Water Quality State Revolving Loan Fund.**

Borrower will repay this loan over a period not to exceed 20 years following project completion, at an interest rate of 25% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. Based on this formula, recent loan recipients have received a 0.90% interest rate. To secure this debt, Borrower will deliver a revenue bond, secured by a subordinate pledge on the revenues of the wastewater system fund, to the Maryland Water Quality Financing Administration.

**B. Grant Increase (up to) \$74,156,867 - Bay Restoration Fund (BR-NR 01.03).** These funds may be expended using multi-year appropriations based on project schedule and will be used only for eligible Enhanced Nutrient Removal (ENR) costs, as determined by the Department. This approval may include planning and design costs previously incurred by the applicant. The ENR projects may be funded using special funds, revenue bonds or State GO bond.

**Project Description:** The project entails the planning, design and construction of Biological Nutrient Removal (BNR) and Enhanced Nutrient Removal (ENR) facilities at the existing 180 MGD Back River WWTP. The plant is currently achieving better than the ENR goal of 0.3 mg/l for Total Phosphorus, as its discharge permit requires the plant to achieve monthly average limit of 0.2 mg/l for Total Phosphorus. The construction of the BNR and ENR facilities will consist of two phases. Phase 1 will include the upgrade of existing Activated Sludge Plant Nos. 2 and 3, new denitrification filters and chemical storage and feed system. Phase 2 will include the new Activated Sludge Plant No. 4. The BNR and ENR upgrades will allow the plant to achieve effluent concentration goal of 3.0 mg/l for Total Nitrogen which represents a 67 percent reduction in Total Nitrogen discharge. These improvements will reduce nutrients discharged to Back River and ultimately the Chesapeake Bay.

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**15. MARYLAND DEPARTMENT OF THE ENVIRONMENT (cont'd)**

***Project Funding Sources:***

Water Quality State Revolving Loan Fund (SC-882) (this action)	\$ 72,103,000
CBWQ NR 09.03 (SC-882) (previous action 5/28/14)	\$ 63,190,789
CBWQ NR 09.03 (SC-882) (future action)	\$ 73,215,157
Bay Restoration Fund Grant BRNR 01.03 (SC-877) (previous action 12/4/13)	\$141,000,000
Bay Restoration Fund Grant BRNR 01.03 (SC-877) (this action)	\$ 74,156,867
Bay Restoration Fund Grant BRNR 01.03 (SC-877) (future action)	\$ 80,000,000
Local Share/Baltimore County (SC-882 and SC-877)	<u>\$153,949,710</u>
TOTAL ESTIMATED PROJECT COST	\$657,615,523

***Authority:*** Sections 9-1601 through 9-1622 of the Environment Article, Maryland Code, known as the Maryland Water Quality Financing Administration Act.

MDE has determined that its recommendation is consistent with Maryland's Priority Places Strategy in accordance with Executive Order 01.01.2003.33, and State Clearinghouse comments and recommendations.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
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*Contact Person: Terri Wilson (410) 537-4155  
terria.wilson@maryland.gov/cheryl.reilly@maryland.gov*

**16. MARYLAND DEPARTMENT OF THE ENVIRONMENT**

**Recommendation:** That the Board of Public Works approve further grant funding up to \$4,986,494 to the City of Taneytown for the **Taneytown Wastewater Treatment Plant Enhanced Nutrient Removal Upgrade** project in Carroll County. Funding may involve multiple sources of funding, including general obligation bond proceeds, which may be provided over several years based on project schedule. (Legislative District 5A)

**Project Description:** The proposed project entails the planning, pilot testing, design and construction of Enhanced Nutrient Removal upgrades at the 1.1 MGD Taneytown Wastewater Treatment Plant. Upon completion of the upgrades, the plant will be capable of achieving an effluent concentration goal of 3.0 mg/l for total nitrogen and 0.3 mg/l for total phosphorus. This will allow 63 percent reduction in nitrogen and 85 percent reduction in phosphorus, significantly reducing nutrients to Monocacy River and ultimately to the Chesapeake Bay.

**Project Funding Sources:**

Bay Restoration Fund Grant BR-NR 03.07 (this action)	\$4,986,494
Bay Restoration Fund Grant BR-NR 03.07 (previous action 3/6/13)	\$ 580,000
Local Funds	<u>\$ 901,981</u>
<b>TOTAL ESTIMATED PROJECT COST:</b>	<b>\$6,468,475</b>

**Authority:** Sections 9-1601 through 9-1622 of the Environment Article, Maryland Code, known as the Maryland Water Quality Financing Administration Act.

MDE has determined that its recommendation is consistent with Maryland's Priority Places Strategy in accordance with Executive Order 01.01.2003.33, and State Clearinghouse comments and recommendations.

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**BOARD OF PUBLIC WORKS**

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*Contact: Anne Raines 410.514.7634  
anne.raines@maryland.gov*

**17. DEPARTMENT OF PLANNING  
*Maryland Historical Trust  
African American Heritage Preservation Program***

**Recommendation:** That the Board of Public Works approve two grant agreements funded with general obligation bond proceeds in the amount of \$190,000.

**A. Union Baptist Church**

1219 Druid Hill Avenue, Baltimore, MD 21217

Baltimore City

**Grantee:** Union Baptist Church of Baltimore

**Description:** Project work includes: exterior rehabilitation, including roof repairs, masonry repairs, carpentry repairs, and repairs to gutters and downspouts. [Total project costs \$95,000 estimated.]

**Amount:** \$95,000

**Fund Source:** MCCBL of 2014: Maryland Historical Trust Appropriation #14060

**Prior Approval:** Sec. Agenda Item 14b (2/6/2013) - \$40,000

**Remarks:** The founding congregation of Union Baptist Church, the fifth oldest African-American congregation in Baltimore City and the second oldest Baptist church in Baltimore with an African-American pastor, began on May 10, 1852. The Gothic Revival church building was designed by architect William J. Beardsley of New York. The project will primarily assist with repairing or replacing the roof. The Trust holds a preservation easement on the property.

**B. St. Luke's Methodist Church Fellowship Hall**

58 Bond Avenue, Reisterstown MD 21136

Baltimore County

**Grantee:** St. Luke's United Methodist Church

**Description:** Project work includes: interior and exterior rehabilitation, including repairs to masonry, siding, woodwork, windows, doors, and roof; painting; insulation; creation of accessible restroom; upgrades to plumbing, electrical, and HVAC systems; installation of ramp; and architectural and engineering services. [Total project costs \$100,000 estimated.]

**Amount:** \$95,000



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**17. DEPARTMENT OF PLANNING (cont'd)  
*Maryland Historical Trust***

**B. St. Luke's Methodist Church Fellowship Hall (cont'd)**

**Fund Source**      MCCBL of 2014: Maryland Historical Trust Appropriation #14060

**Remarks:**      The fellowship hall at St. Luke's United Methodist Church was originally built in 1898 as Grand United Order of Odd Fellows Lodge #1489. The Odd Fellows is a mutual aid and benefit organization founded by Peter Ogden, an African American sailor, in 1842. The building will be used as a community center and fellowship hall, ultimately containing an exhibit on the history of the church and African Americans in the community.

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**BOARD OF PUBLIC WORKS**

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*Contact: Carl L. Lazerow, Director  
cllazerow@dpscs.state.md.us*

**19. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES  
*Maryland Correctional Training Center***

**Contract ID:** Windows & Heating System Upgrade Housing Unit No. 5 & 6  
Maryland Correctional Training Center  
ADPICS No.: 603B5400001, KA-000-150-C01

**Description:** Phased construction to replace exterior detention windows; replace radiant heating system embedded in concrete floor with new hydronic baseboard heaters in inmate cells, day rooms, and program spaces. Construction will be completed in sequence starting with Housing Unit No. 6 followed by Housing Unit No. 5.

**Procurement Method:** Competitive Sealed Bidding (COMAR 21.05.02)

<b>Bidders Name</b>	<b>Base Bid</b>	<b>Add Alternate</b>	<b>Total Bid</b>
<b>Callas Contractors, Inc.</b> <i>Hagerstown, Maryland</i>	\$6,355,000	\$2,060,000	\$8,415,000
<b>Towson Mechanical Inc.</b> <i>Parkville, Maryland</i>	\$6,505,000	\$2,066,000	\$8,571,000
<b>W.M. Schlosser Company Inc.</b> <i>Hyattsville, Maryland</i>	\$7,566,000	\$2,200,000	\$9,766,000
<b>CAM Construction Company, Inc.</b> <i>Lutherville, Maryland</i>	\$7,840,890	\$2,297,000	\$10,137,890

**Award:** Callas Contractors, Inc., Hagerstown

**Amount:** \$8,415,000

**Government Estimate:** \$8,945,724

**Performance Bond:** 100% of Full Contract Amount

**Performance Period:** 730 Calendar Days

**Term:** 11/10/2014 – 11/09/2016



**Supplement A  
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*Contact: Emily Wilson (410) 260-8436  
emilyh.wilson@maryland.gov*

**1A. PROGRAM OPEN SPACE LOCAL SHARE  
*Carroll County***

**Recommendation:** Approval to commit \$29,397 for the following **development** project.

***Sugar Maple Park Upgrade and Expansion - \$29,397***  
***Town of Hampstead, Carroll County***  
POS #6274-6-341, MD20140827-00718

**Background:** Replace outdated playground equipment at Sugar Maple Park with play equipment consistent with National Playground Safety Standards and Americans with Disabilities Act. Also install sidewalk, two picnic tables, and charcoal grill.

**Fund Source:**

Maryland Consolidated Capital Bond Loan of 2013, Chapter 424, Acts of 2013  
Program Open Space – Local, Prior Funds Replacement  
Source Code: 13080 Item 080 \$29,397.30

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**BOARD OF PUBLIC WORKS**

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**Supplement A**  
**Department of Natural Resources**  
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*Contact: Emily Wilson (410) 260-8436  
emilyh.wilson@maryland.gov*

**2A. PROGRAM OPEN SPACE LOCAL SHARE**  
***Harford County***

***Recommendation:*** Approval to commit \$438,200 for the following **acquisition** project.

***Northern Regional Park Acquisition (Whiteford Property) - \$438,200***  
***Harford County***  
***POS #6185-12-287, MD20140326-0190***

***Background:*** Acquire 50.03 acres in the Whiteford Community for future regional sports complex. Property cost is based on County-obtained initial appraisals. As a result of a delay in the project, updated appraisals were completed. The POS Local funding requested is equal to the updated appraised values (shown below) and the incidental costs. The County will provide the remaining balance of \$22,500.

<b><i>Appraised Value:</i></b>	Everett, Benfield LLC	\$425,000
	Page Appraisal Company, Inc.	\$425,000

***Property Cost:*** \$447,500

***Incidental Costs:*** \$13,200

***Fund Source:***

Outdoor Recreation Land Loan of 2014, Chapter 423, Acts of 2013  
 FY 2014 - Local Projects  
 Source Code: A0510 Item 010 \$237,958.00

Maryland Consolidated Capital Bond Loan of 2012, Chapter 444, Acts of 2012  
 Program Open Space – Local, Prior Funds Replacement  
 Source Code: 12057 Item 057 \$67,128.73

Maryland Consolidated Capital Bond Loan of 2013, Chapter 424, Acts of 2013  
 Program Open Space – Local, Prior Funds Replacement  
 Source Code: 13080 Item 080 \$133,113.27

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**BOARD OF PUBLIC WORKS**

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**Supplement A**  
**Department of Natural Resources**  
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*Contact: Emily Wilson (410) 260-8436  
emilyh.wilson@maryland.gov*

**3A. PROGRAM OPEN SPACE LOCAL SHARE**  
*Charles County*

**Recommendation:** Approval to commit \$1,259,100 for **acquisition** projects in Charles County in the area of the abandoned Popes Creek railroad corridor in Faulkner/Newburg. This multi-parcel purchase effort will ultimately protect 220+/- acres of upland forest and estuarine-related tidal wetlands.

Charles County received a grant from the U.S. Fish and Wildlife Service's National Coastal Wetlands Conservation Program that will be used to acquire three parcels. The federal funding must flow through the Department of Natural Resources to Charles County as a sub-grantee. Charles County will convey conservation easements to DNR as required by the federal grant.

DNR seeks Board of Public Works approval to:

- commit \$314,775 in Program Open Space Local Share funds;
- commit \$944,325 in federal funds;
- accept perpetual conservation easements to facilitate project completion.

***Fund Source:***

Maryland Consolidated Capital Bond Loan of 2011, Chapter 396, Acts of 2011  
 Program Open Space – Local, Prior Funds Replacement  
 Source Code: 11052 Item 052 \$314,775

Outdoor Recreation Land Loan of 2015, Chapter 462, Acts of 2014  
 Program Open Space – Federal Funds  
 Source Code: A0510 Item 010 \$944,325

**1. *Popes Creek Acquisition I (Chew Road Property) - \$668,500***

*POS #6264-8-90, MD20140902-0722  
 \$152,807 – POS Local; \$515,693 – Federal*

**Background:** Acquire 58+/- acres of abandoned Popes Creek railroad property in Faulkner/Newburg. Charles County plans to acquire and develop this property into a rails-to-trails public access facility. Abandoned years ago as an active rail line, this parcel is three miles in length and averages approximately 66' in width. Most of the tract passes through undeveloped forest with portions running parallel to the Popes Creek tidal marsh. The trail will extend from Route 301 to the Potomac River shoreline.

<b>Appraised Value:</b>	S.H. Muller & Associates	\$551,000
	Dunkin Real Estate Advisors	\$655,000
<b>Property Cost:</b>		\$655,000
<b>Incidental Costs:</b>		\$ 13,500

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**3A. PROGRAM OPEN SPACE LOCAL SHARE (cont'd)**

**2. *Pope's Creek Acquisition II (Turneill Property) - \$558,600***

POS #6265-8-91, MD20140902-0723  
\$161,968 – POS Local; \$396,632 – Federal

**Background:** Acquire 130+/- acres adjacent to abandoned Popes Creek railroad corridor in Faulkner/Newburg. Charles County plans to acquire and develop this property into a rails-to-trails public access facility. With this parcel, the County can provide scenic buffers for the proposed three-mile recreational trail. Equally important, this acquisition has a conservation component that will contribute to further protection of tidal wetlands along the Potomac River.

<b>Appraised Value:</b>	Hooper & Associates	\$495,000
	S.H. Muller & Associates	\$529,000
<b>Property Cost:</b>	\$529,000	
<b>Incidental Costs:</b>	\$ 29,600	

**3. *Pope's Creek Acquisition III (Hayden Property) - \$32,000***

**Background:** Acquire 32 acres of marsh at mouth of Popes Creek and adjacent to abandoned Popes Creek railroad corridor in Faulkner/Newburg. Charles County seeks to acquire this property for habitat protection. With this parcel, the County can provide scenic buffers for the proposed three-mile recreational trail. Equally important, this acquisition has a conservation component that will contribute to further protection of tidal wetlands along the Potomac River.

<b>Appraised Value:</b>	S.H. Muller & Associates	\$32,000
	Dunkin Real Estate Advisors	\$35,000
<b>Property Cost:</b>	\$32,000	

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**BOARD OF PUBLIC WORKS**

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**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**Supplement A  
Department of Natural Resources  
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*Contact: Emily Wilson (410) 260-8436  
emilyh.wilson@maryland.gov*

**4A. RURAL LEGACY PROGRAM FUNDS**

**Recommendation:** Approval to grant \$74,072 to the Eastern Shore Land Conservancy, Inc. for the following project from Rural Legacy Funds.

***Agricultural Security Corridor Rural Legacy Area  
Jones Property***

**Prior Approval:** \$1,120,000 FY 2014 grant/easement acquisitions/Agricultural Security Corridor Rural Legacy Area. DNR-RP Item 10A (August 21, 2013)

**Project Description:** Acquisition of 34.586 acre conservation easement protects productive woodland, and provides permanent stream buffers to 1,000 linear feet along Tuckahoe Creek. Eastern Shore Land Conservancy will hold this easement in Caroline County.

**Easement Value:** \$ 70,000 (\$2,024 per acre)  
This price represents a 21% negotiated discount.

**Other Costs:**

Administrative:	\$2,100
Incidental:	\$ 922
Program Compliance:	<u>\$1,050</u>
	\$ 4,072

**Amount Requested:** \$74,072

**Fund Source:**

Maryland Consolidated Capital Bond Loan – 2011  
Rural Legacy Program – Prior Year Funds Replacement  
Chapter 396 Acts of 2011  
Source Code: 11050 Item: 050 Amount: \$14,841.27

Maryland Consolidated Capital Bond Loan – 2012  
Rural Legacy Program – Prior Year Funds Replacement  
Chapter 444 Acts of 2012  
Source Code: 12060 Item: 060 Amount: \$50,000.00

Outdoor Recreation Land Loan – 2014  
Rural Legacy Program Chapter 423 Acts of 2013  
Source Code: A0510 Item: 010 Amount: \$9,231.03

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**BOARD OF PUBLIC WORKS**

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Supplement A  
Department of Natural Resources  
ACTION AGENDA  
October 29, 2014

Contact: Emily Wilson (410) 260-8436  
emilyh.wilson@maryland.gov

5A. RURAL LEGACY PROGRAM FUNDS

**Recommendation:** Approval to grant \$52,837 to Washington County for the following project from Rural Legacy Funds.

**Mid-Maryland Washington Rural Legacy Area  
Morgan Property**

**Background:** \$1,245,000 FY 2014 grant/easement acquisitions/Mid-Maryland Washington Rural Legacy Area. DNR-RP Item 10A (August 21, 2013)

**Project Description:** Acquisition of this 20.25 acre conservation easement protects productive woodland, and provides permanent stream buffers to 4,510 linear feet along unnamed tributaries to Antietam Creek. Washington County will hold this easement.

**Easement Value:** \$49,700 (\$2,454 per acre)

**Other Costs:**

Administrative:	\$1,491
Incidental:	\$ 901
Program Compliance:	<u>\$ 745</u>
	\$3,137

**Amount Requested:** \$52,837

**Fund Source:**

Maryland Consolidated Capital Bond Loan – 2011  
Rural Legacy Program – Prior Year Funds Replacement  
Chapter 396 Acts of 2011  
Fund Source: 11050 Item: 050 Amount: \$49,700.00

Outdoor Recreation Land Loan – 2014  
Rural Legacy Program  
Chapter 423 Acts of 2013  
Fund Source: A0510 Item: 010 Amount: \$3,137.00

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITH DISCUSSION

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**Supplement A**  
**Department of Natural Resources**  
**ACTION AGENDA**  
**October 29, 2014**

*Contact: Emily Wilson (410) 260-8436  
emilyh.wilson@maryland.gov*

**6A. PROGRAM OPEN SPACE STATE SHARE**

***Frederick J. Wick & Mary J. Wick; Reynolds Farm Holdings, LLC - \$2,781,300  
Kent County, POS #4569***

**Reference:** That the Board of Public Works approve DNR acquiring in fee simple 254.75 +/- acres in Kent County. Known as Wick Farm, the property is in active agricultural production and adjacent to Big Mill Pond Fish Management Area which are DNR-protected lands.

Reference is made to DGS Item 9-LL on today's Agenda in which DNR recommends leasing this property – after acquisition – to The Eastern Shore Food Hub Corp. Working with partners, the Food Hub will establish a local food infrastructure to produce, aggregate, and distribute healthy foods that have been organically and in other ways sustainably produced. This project is consistent with DHCD's Food Deserts Initiative, which seeks to improve access to healthy foods, including fresh fruits and vegetables, in underserved communities.

Acquisition of Wick Farm will help maintain the ecological integrity of the adjoining forest management area, safeguard forest and wildlife habitat, and protect the water quality of the headwaters of the Chester River and Chesapeake Bay. Moreover, conservation of this land will provide citizens with enhanced recreational opportunities as currently there is no easily traversed access to the unique resources of Big Mill Pond. The property, located in a Target Ecological Area, scored 98 under the Program Open Space Targeting System.

**Legislative Notice:** DNR notified the Senate Budget and Taxation Committee and the House Appropriations Committee on September 12, 2014. See § 1-104(k), Natural Resources Article, Annotated Code of Maryland.

**Grantor:** Frederick J. Wick & Mary J. Wick  
Reynolds Farm Holdings, LLC (entity owned by Wick Family)

**Grantee:** The State of Maryland to the use of the Department of Natural Resources

**Property:** 254.75 +/- acres, improved

**Price:** \$2,781,300  
Price represents 5% discount from recommended value of \$2,926,000

**Appraisals:** \$2,156,000 (6/4/14) – Thomas A. Weigand – Reviewed by Dave Wallenberg  
\$2,800,000 (6/10/14) – Terry Dunkin – Reviewed by Dave Wallenberg  
\$2,926,000 (6/10/14) – Georgia Nichols – Reviewed by Dave Wallenberg

**Fund Source:**

Outdoor Recreation Land Loan – 2014 - Program Open Space – Stateside  
Chapter 423 Acts of 2013 - Source Code: A0510 Item: 010 Amount: \$2,781,300

BOARD OF PUBLIC WORKS

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**Supplement B**  
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**October 29, 2014**

**SERVICES CONTRACT**

**ITEM:** 1-S **Agency Contact:** Susan Gray  
410-260-8660  
susan.gray@maryland.gov

**DEPARTMENT/PROGRAM:** Natural Resources (DNR)  
Resource Assessment Service  
Power Plant Assessment Division (PPAD)

**CONTRACT ID:** Technical Assistance in Economic Studies;  
ADPICS # K00B5400031

**DESCRIPTION:** Provide technical assistance in the area of economic studies as it relates to the siting, licensing and operation of electric power plants and ancillary facilities including solid waste disposal sites and transmission lines within or affecting Maryland.

**AWARD:** Exeter Associates, Inc.  
Columbia, MD

**TERM:** 11/1/2014 – 10/31/2019

**AMOUNT:** \$3,500,000 NTE (5 Years)

**PROCUREMENT METHOD:** Competitive Sealed Proposals

**BIDS OR PROPOSALS:** Only One Proposal Received

**MBE PARTICIPATION:** 22.8% (See Requesting Agency Remarks below)

**PERFORMANCE SECURITY:** None

**INCUMBENT:** Same

**REQUESTING AGENCY REMARKS:** A notice of the availability of the Request for Proposals (RFP) was advertised on *eMaryland Marketplace* and the DNR website. Copies of the solicitation notice were mailed directly to 237 prospective vendors, 61 of which are Maryland firms, and 115 are MBEs. A copy was also sent to the Governor's Office of Minority Affairs.

**Supplement B**  
**Department Of Budget And Management**  
**ACTION AGENDA**  
**October 29, 2014**

**ITEM:** 1-S (Cont.)

Only one proposal was received in response to the RFP from the incumbent, Exeter Associates, Inc. (Exeter). Exeter's technical proposal was deemed to be reasonably susceptible of being selected for award. In addition, Exeter was determined to be responsible, and its financial offer was considered fair and reasonable. It was also determined that other potential offerors had a reasonable opportunity to respond to the solicitation. Award is, therefore, recommended to Exeter.

Exeter is a Maryland registered small business with considerable experience in addressing power plant related economic issues specific to Maryland. Exeter has created a uniquely qualified team with proficiency in environmental, economic and market studies, transmission line planning, socioeconomic analysis and energy issues analyses.

Feedback from present and past inquiries have indicated that the reasons for other potential offerors not proposing include: (1) other commitments precluded participation at the time; (2) the scope of work is too comprehensive for the vendor staff to be able to perform all duties; (3) the services requested in the RFP are beyond vendor capabilities; (4) the potential offeror had a present or projected future conflict of interest; and/or that (5) the services requested were not something normally provided by their firm. As a note, during the administering of these contracts, DNR has seen very few vendors who are capable of providing both the technical scope of services required and who are willing to avoid current or future conflicts of interest.

A 20% MBE participation goal was established for this contract. The recommended awardee has committed to a 22.8% goal. No VSBE participation goal was established for this contract.

<b>FUND SOURCE:</b>	100% Special (Environmental Trust Fund)
<b>APPROP. CODE:</b>	K00A1250
<b>RESIDENT BUSINESS:</b>	Yes
<b>MD TAX CLEARANCE:</b>	14-1817-0111

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Board of Public Works Action – This Item was:

**APPROVED\***

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

\* Approved 2-to-1; Comptroller voted no.



**Supplement B**  
**Department Of Budget And Management**  
**ACTION AGENDA**  
**October 29, 2014**

**ITEM:** 2-S (Cont.)

**REQUESTING AGENCY REMARKS:** Reference is made to DBM Item 9-S on the 8/13/2014 Board of Public Works (BPW) Agenda when the BPW approved two of the three contracts to conduct animal manure technology demonstrations. At the time, the award to BHSL was pending receipt of final signed contract documentation, and it was stated that it would be presented to the BPW for approval at a later date once all documentation was received. However, in order to not delay the demonstrations proposed by the other offerors, MDA sought approval of the other two contracts. At this time, MDA is requesting approval of the remaining technology demonstration as described below. This proposal was ranked overall #1 and deemed to be the most advantageous offer to the State.

**Biomass Heating Solutions Inc. (BHSL)** will use fluidized bed combustion to process poultry litter into energy for heating four poultry houses. The system also uses electricity generating technology for supplying the farm's electricity needs and will use net metering to sell excess electricity to the grid. The system is projected to generate 526Mwh of electricity per year. Adding heat to poultry houses has been proven at other sites to improve the flock growth rate and overall bird health. These benefits will enhance potential profit margins, reduce payback period and improve the likelihood of transferability to other poultry operations. High-phosphorus ash will be a by-product and the farmer, Brad Murphy, is in dialog with a fertilizer company in Maryland to purchase the ash. The farm where the project will be located is in Dorchester County. As a result of energy production and marketing the ash, 90% of nutrients in the poultry litter produced by 14 poultry houses will have alternative uses. The poultry integrator, Mountaire, is on board with the project and has provided a letter of support. The vendor, an Irish corporation, has a proven track record and data from installation and operation of these systems in Europe and hopes to use this MD demonstration as a spring board for a establishing a North American production and marketing of this technology.

Due to the nature of the services to be provided there are no subcontracting opportunities, thus there is no MBE participation goal. In addition, a search of the MBE database found there were no MBEs that provided these types of services.

**FUND SOURCE:** 100% Special (Chesapeake Bay 2010 Trust Fund)

**APPROP. CODE:** 61513287

**RESIDENT BUSINESS:** Yes

**MD TAX CLEARANCE:** 14-1723-0000

**Supplement B**  
**Department Of Budget And Management**  
**ACTION AGENDA**  
**October 29, 2014**

**ITEM:** 2-S (Cont.)

**PROPOSALS (Cont.):**

<b>OFFERORS</b>	<b>TECHNICAL RANKING</b>	<b>FINANCIAL PRICE / RANKING</b>	<b>OVERALL RANKING</b>
Biomass Heating Solutions Inc. (BHSL) Annapolis, MD	1	\$970,000 / 4	1
Green Mountain Technologies, Inc. (GMT) Bainbridge Island, WA <i>(Days End Farm – Horse Farm in Howard Co.)</i>	2	\$150,790 / 1	2
Green Mountain Technologies, Inc. (GMT) Bainbridge Island, WA <i>(Iager Farm – Dairy Farm in Frederick Co.)</i>	3	\$237,520 / 2	3
Planet Found Energy Development (PFED) Berlin, MD	4	\$676,144.47 / 3	4
Renewable Oil International MD LLC Woodbine, MD	5	\$1,038,160 / 5	5

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Board of Public Works Action – This Item was:

**APPROVED**

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**Supplement B**  
**Department Of Budget And Management**  
**ACTION AGENDA**  
**October 29, 2014**

**SERVICES CONTRACT**

**ITEM:** 3-S **Agency Contact:** Christine Farrelly  
410-764-4771  
Christine.Farrelly@maryland.gov

**DEPARTMENT / PROGRAM:** Dept. Health and Mental Hygiene (DHMH)  
Maryland Board of Physicians

**CONTRACT ID:** Peer Review Services for the Maryland Board of  
Physicians, OPASS 1413752  
ADPICS # M00B5400255

**CONTRACT DESCRIPTION:** Provide Peer Review Services to determine the  
quality of medical and surgical care provided by physicians under review by the Maryland Board  
of Physicians.

**AWARD:** Permedion, Inc. (an HMS Company)  
Westerville, OH

**TERM:** 11/10/2014 – 11/9/2017 (w/ 2 one-year renewal  
options)

**AMOUNT:** \$ 812,250 (3 Years; Base Contract)  
\$ 286,875 (1 Year; Option #1)  
\$ 293,250 (1 Year; Option #2)  
\$1,392,375 Total (5 Years)

**PROCUREMENT METHOD:** Competitive Sealed Bidding

**BIDS OR PROPOSALS:** Only one Bid Received

**MBE PARTICIPATION:** None (Single Scope of Work)

**PERFORMANCE SECURITY:** None

**INCUMBENT:** Same

**Supplement B**  
**Department Of Budget And Management**  
**ACTION AGENDA**  
**October 29, 2014**

**ITEM:** 3-S (Cont.)

**REQUESTING AGENCY REMARKS:** A notice of the availability of the Invitation for Bids (IFB) was advertised on *eMaryland Marketplace*. Copies of the solicitation notice were sent directly to 33 prospective vendors, 27 of which are Maryland firms, and included one MBE. A copy was also sent to the Governor's Office of Minority Affairs.

Only one bid was received in response to this solicitation. The recommended contractor is responsible, and its bid meets the technical requirements set forth in the IFB. Moreover, the price has been deemed fair and reasonable, and it was determined that other prospective bidders had a reasonable opportunity to respond to the solicitation. Therefore, award is recommended to Permedion, Inc., the sole bidder and incumbent.

After bid receipt, potential bidders that did not submit a bid were surveyed to determine the reasons why. The responses given were inexperience in the work required and did not meet minimum qualifications.

The State Board of Physicians (Board) is authorized to discipline physicians when there is a preponderance of evidence of a failure to meet appropriate standards of quality medical and surgical care or a failure to keep adequate medical records. To do this, the Board needs the services of physician peer reviewers, board certified in various specialties, to render an expert opinion as to whether the care rendered by the physician under review met the standards of quality care and/or whether the physician kept adequate medical records. These peer reviewers may also be required to consult with the Board's administrative prosecutors and testify as expert witnesses at a hearing that may ensue from their expert opinion.

This contract is for the purpose of hiring physicians and physician assistants to determine whether the practitioners under investigation (physicians, physician assistants, and certain allied health practitioners) violated any provisions of the Maryland Practice Act as cited in §14-404 of the Health Occupations Article, Annotated Code of Maryland.

**Supplement B**  
**Department Of Budget And Management**  
**ACTION AGENDA**  
**October 29, 2014**

**ITEM:** 3-S (Cont.)

**FUND SOURCE:** 100% Special (Licensing & Renewal Fees for Board Licensees)

**APPROP. CODES** M00B0106

**RESIDENT BUSINESS:** No

**MD. TAX CLEARANCE:** 14-2285-0000

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Board of Public Works Action – This Item was:

**APPROVED**

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**Supplement B**  
**Department Of Budget And Management**  
**ACTION AGENDA**  
**October 29, 2014**

**SERVICES CONTRACT RENEWAL OPTION**

**ITEM:** 4-S-OPTION **Agency Contact:** Anna Lansaw  
410-767-3763  
alansaw3@mta.maryland.gov

**DEPARTMENT/PROGRAM:** Transportation (MDOT)  
Maryland Transit Administration (MTA)  
Office of Mobility

**CONTRACT ID:** Taxi Access Premium Services II;  
MTA-1319; ADPICS # J05B5400020

**CONTRACT APPROVED:** DBM Item 6-S (11/3/2010)

**CONTRACTOR:** MJ Management Services, LLC  
Baltimore, MD

**CONTRACT DESCRIPTION:** Premium transportation program that supplements MTA's Mobility service allowing eligible Americans with Disabilities Act (ADA) patrons the opportunity to use participating local transportation service providers within the MTA designated service area.

**OPTION DESCRIPTION:** Exercise the second (final) renewal option.

**ORIGINAL CONTRACT TERM:** 12/1/2010 – 11/30/2013 (w/2 one-year renewal options)

**OPTION TERM:** 12/1/2014 – 11/30/2015

**ORIGINAL CONTRACT AMOUNT:** \$21,616,300 (3 Years)

**OPTION AMOUNT:** \$13,300,000 (1 Year)

**PRIOR MODIFICATIONS/OPTIONS:** \$14,258,000  
[Opt/Mod #1: 10/18/2013 – 11/30/2014: DBM Item 10-S-MOD (10/16/13)]

**REVISED TOTAL CONTRACT AMOUNT:** \$49,174,300 (4 Years)

**ORIGINAL PROCUREMENT METHOD:** Competitive Sealed Proposals

**Supplement B**  
**Department Of Budget And Management**  
**ACTION AGENDA**  
**October 29, 2014**

**ITEM:** 4-S-OPTION (Cont.)

**MBE PARTICIPATION:** 1.15% (3.71% of the Transaction & Monthly Management Fees)

**MBE COMPLIANCE:** 0.87% (3.56% of the Transaction & Monthly Management Fees)

**REQUESTING AGENCY REMARKS:** Taxi access is a transit service provided by the Maryland Transit Administration (MTA) for persons eligible to ride on MTA's mobility service. Mobility service is mandated by the Americans with Disabilities Act (ADA). This service allows eligible mobility patrons the opportunity to use participating local transportation service providers within the MTA designated service area. Taxi access is considered a premium service by providing same-day service typically within 40 minutes of the request. Riders are transported directly from their origin to their destination; whereas traditional paratransit mobility service must be pre-scheduled typically for the next day, and riders with similar trip parameters are grouped together for shared-riding.

MTA requests approval to exercise the final renewal option as it is in the best interest of the State. During this renewal option period, the MTA will be formulating a strategy to combine this service with traditional paratransit service that will require sedans versus taxi cabs to eliminate administrative fees associated with taxi cab services.

**FUND SOURCE:** 100% Special (Budgeted to MTA)

**APPROP. CODE:** J00H0102

**RESIDENT BUSINESS:** Yes

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Board of Public Works Action – This Item was:

**APPROVED**

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**Supplement B**  
**Department Of Budget And Management**  
**ACTION AGENDA**  
**October 29, 2014**

**SERVICES CONTRACT MODIFICATION**

**ITEM:** 5-S-MOD **Agency Contact:** Valerie Roddy  
410-767-5652  
Valerie.Roddy@maryland.gov

**DEPARTMENT/PROGRAM:** Health & Mental Hygiene (DHMH)  
Developmental Disabilities Administration (DDA)

**CONTRACT ID:** Consultant services to support financial and  
programmatic management of DDA;  
OPASS 13-13660;  
ADPICS # M00B4400605; COF89406

**CONTRACT APPROVED:** Secretary's Agenda Appendix 1 (9/4/2013)

**CONTRACTOR:** Alvarez and Marsal Public Sector Services  
Washington, DC

**CONTRACT DESCRIPTION:** Analyze and make recommendations about  
the management of DDA's finances and program administration.

**MODIFICATION DESCRIPTION:** Mod to extend the contract by six months to  
provide transition support.

**ORIGINAL CONTRACT TERM:** 6/6/2013 – 12/6/2013 (w/2 six-month  
renewal options)

**MODIFICATION TERM:** 12/7/2014 – 6/6/2015

**ORIGINAL CONTRACT AMOUNT:** \$1,059,781

**MODIFICATION AMOUNT:** \$1,011,042 (6 Months)

**PRIOR MODIFICATIONS/OPTIONS:** \$2,046,160 [\$1,035,118: Option #1:  
12/7/2013 – 6/6/2014: DoIT Item 5-IT-OPT. (11/20/2013); \$1,011,042: Option #2: 6/7/2014 –  
12/6/2014: DBM Item 5-S-OPTION (5/14/2014)]

**REVISED TOTAL CONTRACT AMOUNT:** \$4,116,983

**Supplement B**  
**Department Of Budget And Management**  
**ACTION AGENDA**  
**October 29, 2014**

**ITEM:** 5-S-MOD (Cont.)

**OVERALL PERCENT +/- (THIS MOD):** +95%

**ORIGINAL PROCUREMENT METHOD:** Emergency

**MBE PARTICIPATION:** None

**REQUESTING AGENCY REMARKS:** The Contractor will continue to provide operational, financial, and organizational development support to improve DDA's service delivery processes, day-to-day fiscal operations, and organizational structure.

This modification provides transition support as stated in the original contract. The contractor will provide support to DDA's financial leadership team (Chief and Deputy) to support critical milestones and activities through a full fiscal year. These activities include:

- Development, submission and adoption of DDA's FY16 budget:
  - Support for analysis required by the Department of Budget and Management;
  - Support for analysis required by the Department of Legislative Services;
  - Support for analysis required by the Legislature; and
  - Support for analysis requested by advocates and other stakeholders.
- Forecasting analysis for the current fiscal year budget:
  - Finalization and documentation of the forecasting methodology; and
  - Ongoing support to develop and analyze budget forecasts.
- Financial dashboard development: Development of standard financial metrics;
- Analytical support to the financial leadership team serving as contract monitor for transformation related contracts including reviewing assumptions, providing data and analysis and implementation planning reviews and recommendations: Rate setting and utilization review; and,
- Fiscal analysis associated with changes to policies and waiver operations.

**Supplement B**  
**Department Of Budget And Management**  
**ACTION AGENDA**  
**October 29, 2014**

**ITEM:** 5-S-MOD (Cont.)

**FUND SOURCE:** 58.6% General, 41.4% Federal

**APPROP. CODE:** M00M0101

**RESIDENT BUSINESS:** No

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Board of Public Works Action – This Item was:

**APPROVED**

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**Supplement B**  
**Department Of Budget And Management**  
**ACTION AGENDA**  
**October 29, 2014**

**GENERAL MISCELLANEOUS**

**ITEM:** 6-GM **Agency Contact:** Stephanie Lane-Weber, AAG  
410-576-6340  
slaneweber@oag.state.md.us

**DEPARTMENT:** Public Safety & Correctional Services (DPSCS)

**AMOUNT OF REQUEST:** \$33,500

**FUND SOURCE:** 100% General

**APPROP. CODE:** A0101 (PCA 11110 AObj 1258)

**DESCRIPTION:** Pursuant to Md. Code Ann., State Gov't §§12-404 and 12-405, the Department of Public Safety and Correctional Services requests approval of a settlement in the amount of \$33,500 as full and final resolution of all claims, including attorneys' fees, in *Benjamin Davis v. Nancy Rouse, et al.*, U.S. District Court for the District of Maryland, Civil No. WDQ-08-3106, a case brought by a prisoner asserting constitutional and common law claims of excessive use of force and retaliation.

**REQUESTING AGENCY REMARKS:** If this settlement is approved, a check for \$33,500 should be made jointly payable to Benjamin Davis and Ballard Spahr LLP. The check should be mailed to Stephanie Lane-Weber, Assistant Attorney General, who will arrange delivery to the plaintiff's attorneys and ensure that all necessary documentation, settlement agreements, and releases are completed.

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Board of Public Works Action – This Item was:

**APPROVED**

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**Supplement B**  
**Department Of Budget And Management**  
**ACTION AGENDA**  
**October 29, 2014**

**GENERAL MISCELLANEOUS**

**ITEM:** 7-GM **Agency Contact:** Walter Johnson  
410-799-2900, ext. 340  
walter.johnson@maryland.gov

**DEPARTMENT/PROGRAM:** Maryland Department of State Police (MDSP)  
Quartermaster Division

**RECOMMENDATION:** That the Board of Public Works correct its records with respect to DBM Item 8-S (10/1/2014).

**REMARKS:** At its October 1, 2014 meeting, the Board of Public Works approved a State Police recommendation to award two contracts to provide regional mechanical and electrical repair services as needed to replace transmissions in MDSP fleet vehicles throughout the State. The award was recommended to two contractors, one for the A, B, D, and E regions and one for the C region. The single Agenda Item for both awards contained a scrivener's error that transposed the two contractors and their regions. All other information on the Item is correct.

**CORRECTION:** Board of Public Works record with respect to DBM Item 8-S (10/1/14) should reflect:

**AWARDS:**

Regions A, B, D & E:  
~~Holabird Enterprises of Maryland, Inc. (Holabird)~~  
~~Baltimore, MD~~  
Whitcraft Transmissions, Inc. (Whitcraft)  
Reisterstown, MD

Region C:  
~~Whitcraft Transmissions, Inc. (Whitcraft)~~  
~~Reisterstown, MD~~  
Holabird Enterprises of Maryland, Inc. (Holabird)  
Baltimore, MD

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Board of Public Works Action – This Item was:

**APPROVED**

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**Supplement C**  
**University System Of Maryland**  
**ACTION AGENDA**  
**October 29, 2014**

*Contact: James Salt*  
*jsalt@usmd.edu*  
*301-445-1987*  
*USM Rep: Joe Evans*

**1-C. UNIVERSITY OF MARYLAND, BALTIMORE**  
**for TOWSON UNIVERSITY**  
***Construction Contract***

***Contract ID:*** New Science Building at Towson University  
RFP #13-920 CD

***Contract Description:*** Professional management and construction services during pre-construction and construction for Towson University's New Science Building.

***Award:*** The Whiting-Turner Contracting Company  
300 E. Joppa Road  
Towson, MD 21286

***Contract Term:*** 19 months from issuance of pre-construction notice to proceed;  
32 months from issuance of construction notice to proceed.

***Amount:*** \$400,000 (pre-construction fees only)

***Procurement Method:*** Competitive Sealed Proposals  
(Single Proposal Received)

***Proposals:*** Whiting-Turner \$14,217,760  
Towson, MD

***MBE Participation:*** 30%  
Subgoals: 7% African American Owned  
4% Asian American Owned

***Performance Security:*** 100% performance bond required

**Supplement C  
University System Of Maryland  
ACTION AGENDA  
October 29, 2014**

**1-C UNIVERSITY OF MARYLAND, BALTIMORE  
for TOWSON UNIVERSITY  
*Construction Contract***

**Requesting Institution Remarks:** Reference is made to USM Item 1-C (May 29, 2013) in which the Board of Public Works approved the award of a construction management contract to Whiting-Turner to renovate and construct an addition to Smith Hall. During the pre-construction phase, the University determined it would be more cost effective to construct a new building than to renovate the existing Smith Hall. The University decided to cancel the contract and re-bid due to the scope change.

The new solicitation was advertised in *eMaryland Marketplace* and distributed to the Office of Minority Affairs and other MBE associations. Eight firms attended the pre-proposal meeting. Only Whiting-Turner Contracting Company (the contractor selected competitively for the 2013 scope) submitted a timely technical proposal. A University evaluation committee reviewed the new proposal, determined that it met all technical requirements, and requested pricing. During negotiation the CM costs were reduced from 13.2% of construction for the Smith Hall renovation/addition project to less than 10% of construction. Whiting-Turner presented a satisfactory construction management team and demonstrated experience resulting in an acceptable understanding of the project. Based on the strength of its technical proposal and pricing Whiting-Turner Contracting Company, the University recommends award.

The estimated construction cost for this project is \$144,000,000. This Item recommends award for pre-construction services only. If the University and contractor agree to a Guaranteed Maximum Price for construction, the University will return to the Board with a recommendation to modify the contract to include the actual construction costs, which includes the CM's construction services fee.

**Fund Source:** MCCBL 2012: *Provide funds to begin design of the New Science Facility. Item 044 as amended by Chapter 463, Acts of 2014 to change project scope from renovation to new construction.*

**Residence Business:** Yes                      **MD Tax Clearance:** 14-2421-1111

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**Supplement C**  
**University System Of Maryland**  
**ACTION AGENDA**  
**October 29, 2014**

*Contact: James Salt*  
*jsalt@usmd.edu*  
*301-445-1987*  
*USM Rep: Joe Evans*

**2-CMOD. UNIVERSITY OF MARYLAND, BALTIMORE**  
**for TOWSON UNIVERSITY**  
***Construction Contract Modification***

***Contract ID:*** West Village Housing Phases III & IV at Towson University  
RFP #2013-06 CD

***Contract Approved:*** USM Item 10-C (12/18/13)  
USM Item 7-C MOD (7/23/14)

***Contractor:*** The Whiting-Turner Contracting Company  
Towson, MD 21286

***Contract Description:*** Professional management and construction services during pre construction and construction for West Village Housing Phases III & IV residence halls at Towson University. Phase III housing is anticipated to provide 400 apartment-style beds; Phase IV housing is anticipated to provide 300 apartment-style beds.

***Modification Description:*** Award GMP #2 for construction that includes rammed aggregate piers and CM allowances.

***Original Term*** 13 months from pre-construction notice-to-proceed  
22 months from construction notice-to-proceed.

***Modification Term:*** No change

***Original Amount:*** \$321,521 (pre-construction fees only)

***Modification Amount:*** \$900,580

***Prior Modifications:*** \$9,050,599

***Revised Total Contract Amount:*** \$10,272,700

***Original Procurement Method:*** Competitive Sealed Proposals

**Supplement C  
University System Of Maryland  
ACTION AGENDA  
October 29, 2014**

**2-C MOD UNIVERSITY OF MARYLAND, BALTIMORE  
for TOWSON UNIVERSITY (cont'd)  
Construction Contract Modification**

**MBE Participation:** 30%  
Subgoals: 7% African American  
4% Asian American

**MBE Compliance** 6.57%

**Performance Security:** 100% performance bond is required

**Requesting Institution Remarks:** A minimum of two more GMPs are anticipated for balance of trade work. The MBE participation for this GMP is 13.51%.

**Fund Source:** USM Academic/Auxiliary Facility Revenue Bonds

**Resident Business:** Yes

**MD Tax Clearance:** 14-1670-1111

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**Supplement C**  
**University System Of Maryland**  
**ACTION AGENDA**  
**October 29, 2014**

*Contact: James Salt*  
*jsalt@usmd.edu*  
*301-445-1987*  
*USM Rep: Joe Evans*

**3-C MOD. UNIVERSITY OF MARYLAND, BALTIMORE**  
**for UNIVERSITY OF MARYLAND, BALTIMORE COUNTY**  
***Construction Contract Modification***

***Contract ID:*** Fine Arts Building Renovation  
RFP #13-117 CD

***Contract Approved:*** USM Item 1-C (10/02/13)  
USM Item 9-C MOD (5/28/14)

***Contractor:*** J. Vinton Schafer & Sons, Inc.  
Abingdon, MD 21009

***Contract Description:*** Management and construction services during pre-construction and construction of Fine Arts Building Renovation at University of Maryland, Baltimore County.

***Modification Description:*** Award GMP #2 for Phase 2 construction which includes general construction, selective demolition, miscellaneous metals, ceramic tile, flooring, painting, mechanical/plumbing/HVAC, fire stopping, electrical, partial CM allowances, partial UMB allowances, and general conditions.

***Original Term:*** 11 months from issuance of pre-construction notice to proceed  
29 months from construction notice to proceed.

***Modification Term:*** No Change

***Original Amount:*** \$126,300 (pre-construction fees only)

***Modification Amount:*** \$9,298,891

***Prior Modifications:*** \$2,942,571

***Revised Total Contract Amount:*** \$12,367,762

***Original Procurement Method:*** Competitive Sealed Proposals

***MBE Participation:*** 25%

**Supplement C**  
**University System Of Maryland**  
**ACTION AGENDA**  
**October 29, 2014**

**3-C MOD. UNIVERSITY OF MARYLAND, BALTIMORE**  
*for the UNIVERSITY OF MARYLAND, BALTIMORE COUNTY (cont'd)*  
*Construction Contract Modification*

*MBE Compliance* 26.59%

*Performance Security:* 100% performance bond is required.

*Requesting Institution Remarks:* GMP#2 award includes 27.61% MBE participation. The University anticipates an additional GMP.

*Fund Source:* Plant Funds

*Approp. Code:* R30B31

*Resident Business:* Yes

*MD Tax Clearance:* 14-767-1908

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**Supplement C**  
**University System Of Maryland**  
**ACTION AGENDA**  
**October 29, 2014**

*Contact: James Salt*  
*jsalt@usmd.edu*  
*301-445-1987*  
*USM Rep: Joe Evans*

**4-C-MOD. UNIVERSITY OF MARYLAND, BALTIMORE**  
**for UNIVERSITY OF MARYLAND, BALTIMORE COUNTY**  
***Construction Contract Modification***

***Contract ID:*** West Hill Apartments Renovation  
RFP #13-116 BS

***Contract Approved:*** USM Item 2-C (06/12/13)  
USM Item 1-C (10/01/14)

***Contractor:*** Plano-Coudon, LLC  
2101 Washington Blvd  
Baltimore MD 21230

***Contract Description:*** Professional management and construction services during pre-construction and construction for UMBC West Hill Apartments renovation.

***Modification Description:*** Award GMP 2 for construction including: underlayment, concrete restoration, masonry, masonry restoration, insulation batt and blown, roofing, siding, spray insulation, doors frames and hardware, storefront, wood windows, drywall, tiling, resilient flooring, painting, signage, toilet accessories, canopies, fire extinguishers and cabinets, appliances and exterior improvements.

***Original Term:*** 13 months from pre-construction notice to proceed  
24 months from construction notice to proceed.

***Modification Term:*** No Change

***Original Amount:*** \$83,500 (pre-construction)

***Prior Modification:*** \$9,169,145

***Modification Amount:*** \$4,336,982

***Revised Total Contract Amount:*** \$13,589,627

***MBE Participation:*** 25%

**Supplement C  
University System Of Maryland  
ACTION AGENDA  
October 29, 2014**

**4-C-MOD. UNIVERSITY OF MARYLAND, BALTIMORE  
for the UNIVERSITY OF MARYLAND BALTIMORE COUNTY (cont'd)  
Construction Contract Modification**

**MBE Compliance:** 27.86%

**Performance Bond:** 100% performance bond is required.

**Requesting Institution Remarks:** The University anticipates additional GMPs. MBE participation for this GMP is 32.09%.

**Fund Source:** USM Academic/Auxiliary Facility Revenue Bond

**Resident Business:** Yes

**MD Tax Clearance:** 14-2121-1111

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**Supplement C**  
**University System Of Maryland**  
**ACTION AGENDA**  
**October 29, 2014**

*Contact: James Salt*  
*jsalt@usmd.edu*  
*301-445-1987*  
*USM Rep: Joe Evans*

**5-C-MOD. UNIVERSITY OF MARYLAND, COLLEGE PARK**  
***Construction Contract Modification***

***Institution:*** University of Maryland, College Park

***Contract ID:*** On Call Construction Management (CM) at Risk  
Tawes Theater Conversion  
University of Maryland, College Park  
Master Order No. B-003282-K, Task Order No. Y-400299

***Contract Approved:*** USM Item 3-C (07/03/13)  
USM Item 7-C (07/18/14)

***Contractor:*** J. Vinton Schafer & Sons, Inc.  
Abingdon, MD

***Contract Description:*** Pre-construction and construction phase services to convert Tawes Theater into academic office and classroom space. This project will convert the currently-unused Tawes Theater by taking the stage area and constructing four stories of new structure on top. This newly-created space will provide academic offices, classroom and support spaces for the Department of American Studies. This project will also convert the auditorium seating and balcony areas into general-purpose classrooms of varying sizes, and provide break-out and collaboration functions within Tawes Theater west wing. This project will make the facility fully accessible by adding an elevator and improvements to circulation areas. The estimated construction cost is \$9 million.

***Modification Description:*** Incorporate GMP #2

***Original Term:*** *Pre-Construction Phase*  
6.5 months from notice to proceed (7/03/13-1/02/14)  
*Construction Phase*  
18.2 months from notice to proceed (5/05/14-11/06/15)

***Modification Term:*** No change



**Supplement C  
University System Of Maryland  
ACTION AGENDA  
October 29, 2014**

*Contact: James Salt  
jsalt@usmd.edu  
301-445-1987  
USM Rep: Joe Evans*

**6-GM. GENERAL MISCELLANEOUS**

**Recommendation:** Approve the use of General Obligation Bond funding for one contract totaling \$224,815.

**Authority:** State Finance and Procurement Article, Annotated Code of Maryland, § 8-301

**University of Maryland, College Park**  
*Hornbake Library*

<b>Description:</b>	Renovate restrooms to comply with ADA
<b>Procurement Method:</b>	On-Call General Contractor Bids
<b>Award:</b>	CFI Construction Rockville, MD
<b>Amount:</b>	\$224,815
<b>Approp. Code:</b>	R30B22
<b>Tax Compliance No:</b>	14-2411-0111
<b>Resident Business:</b>	Yes
<b>Fund Source:</b>	\$92,426 MCCBL of 2012- <i>Access Maryland</i> Item 003 \$132,389 Plant Funds

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**Supplement C**  
**University System Of Maryland**  
**ACTION AGENDA**  
**October 29, 2014**

**HAND CARRIED**

*Contact: James Salt 301 445-1987*  
*jsalt@usmd.edu*  
*USM Rep: Joe Evans*

**7-C-MOD. UNIVERSITY OF MARYLAND, COLLEGE PARK for**  
**UNIV. OF MD CENTER FOR ENVIRONMENTAL SCIENCES**  
***Construction Contract Modification***

***Contract ID:*** On Call Construction Management at Risk  
R. V. Truitt Laboratory Replacement  
Chesapeake Biological Laboratory  
Master Order No. B-003280-K, Task Order No. Y-400276,  
UMCP Contract No. 3332

***Contract Approval:*** Pre-Constr. Award – USM Item 4-C (04/17/13)  
GMP No. 1 Award – USM Item 8-C (02/05/14)

***Contractor:*** Lewis Contractors  
Owings Mills, MD 21117

***Original Contract Description:*** Pre-construction and construction phase services for R. V. Truitt Replacement, Chesapeake Biological Laboratory Research Facility, University of Maryland Center for Environmental Science, Solomons. This 14,828 GSF, 11,080 NASF project includes a satellite central utility building, related site and utility improvements, storm water management, pedestrian circulation, landscaping, and service areas. The building will be designed and constructed using sustainable principles. The University expects the project to obtain LEED Certification at Gold Level.

***Modification Description:*** Incorporate GMP #2A and #2B to construct replacement building; partially fund GMP #2 with Construction Contingency Fund.

***Authority:*** § 3-609, State Finance & Procurement Article, Annotated Code of Maryland: “*With the approval of the Governor, the Secretaries of Budget and Management and General Services may request the Board of Public Works to authorize an expenditure from the [Construction Contingency Fund to supplement any capital appropriation . . . .*”

***Original Contract Amount:*** \$78,720 (pre-construction services only)

***This Modification Amount:*** \$ 12,960,915

***Prior Modifications:*** \$ 2,612,222

***Revised Total Amount:*** \$ 15,651,857



**Supplement C**  
**University System Of Maryland**  
**ACTION AGENDA**  
**October 29, 2014**

**HAND CARRIED**

**7-C MOD. UNIVERSITY OF MARYLAND, COLLEGE PARK for**  
**UNIV. OF MD CENTER FOR ENVIRONMENTAL SCIENCES** *(cont'd)*  
***Construction Contract Modification***

***Requesting Institution Remarks: (cont'd)***

In the meantime, the shortfall means that current appropriations would not support a useable building. Seeking a source of alternative funds to continue this ongoing project, the University requested the Secretaries of Budget and Management and of General Services to authorize a request to the Board of Public Works to expend \$3 million from the Construction Contingency Fund to supplement the MCCBL capital appropriation. If the project were delayed until the 2016 budget is processed, the construction cost would increase due to delay, re-bidding the CM contract, and construction re-mobilization.

The Secretaries stated that they “recommend[ed] the approval of the requested [Construction Contingency Fund]” in a joint letter to the Legislative Senate and House Budget dated October 3, 2014. This is the certification required for use of the Construction Contingency Fund. The Legislative Budget Committees Chairs stated that the committees “approve[d] the request to use \$3,000,000” from the Construction Contingency Fund in an October 24, 2014 letter.

***Resident Business:*** Yes

***MD Tax Clearance:*** 14-2107-1010

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**Supplement D**  
**Department of Information Technology**  
**ACTION AGENDA**  
**October 29, 2014**

*Agency Contact: Teresa Dantzler (410) 767-0114  
Teresa.Dantzler1@maryland.gov*

**1-IT. MARYLAND STATE DEPARTMENT OF EDUCATION**  
*Division of Curriculum, Assessment and Accountability*

**Contract ID:** Foundations of Technology  
ADPICS No.: R00B5400024

**Description:** Develop for use with high school students an online version of copyrighted Foundations of Technology course aligned to Common Core Standards.

**Award:** International Technology and Engineering Educators Association  
Reston, VA

**Term:** 10/30/2014 – 6/30/2015

**Amount:** \$161,756

**Incumbent:** Same

**Procurement Method:** Sole Source

**MBE Participation:** None

**Remarks:** Through this contract, MSDE is continuing development of an online version of the copyrighted Foundations of Technology course aligned to the new Common Core State Standards for use with high school students. MSDE's previous contract with the International Technology & Engineering Educators Association (ITEEA) expired 9/30/14. Since contract expiration, the Contractor has not been performing work; MSDE seeks to have this new contract approved so Contractor may continue its work.

MSDE selected the ITEEA for the initial contract on a sole source basis because: (1) ITEEA owns the copyright to the Foundations of Technology curriculum on which the online course is based; (2) the Foundations of Technology curriculum is currently used in 21 Maryland school systems to satisfy the technology-education graduation requirement and aligns to Race to the Top Project 5/4; and (3) the course meets the objectives of Race to the Top Project 4/3, which are to develop a STEM (science, technology, engineering and mathematics) online course. Work is underway: two of the five units are developed and going through a review process; work on the third unit has started. A delay in awarding the contract could impede completing all five units and project implementation.

Additionally, Contractor will develop one online high school course aligned to the Maryland Standards for Technological Literacy and the Common Core State Standards. This on-line course will be distributed through the Maryland Virtual Learning Opportunities, an MSDE education service designed to expand access of public school students to curricula aligned to the Maryland Content Standards as well as to other appropriate standards through online courses. Maryland Virtual Learning Opportunities offers online courses for high school credit in collaboration with the local school system through the Maryland Virtual School.

**Supplement D**  
**Department of Information Technology**  
**ACTION AGENDA**  
**October 29, 2014**

**1-IT.        MARYLAND STATE DEPARTMENT OF EDUCATION (cont'd)**

**Remarks (cont'd):** Credit earned by taking a Maryland Virtual School course is entered into the student's record with the permission of the local school system and the school principal; credit is awarded only for MSDE-approved online courses.

Due to the proprietary nature of the software, no MBE goal was established for this effort.

**Fund Source:**                                100% Federal Funds (Race to the Top)

**Approp. Code:**                                R00A0101

**Resident Business:**                        No

**MD Tax Clearance:**                        14-2293-0110

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**Supplement D**  
**Department of Information Technology**  
**ACTION AGENDA**  
**October 29, 2014**

*Agency Contact: Greg Urban (410) 260-7279  
 Greg@maryland.gov*

**2-IT-MOD. DEPARTMENT OF INFORMATION TECHNOLOGY**

**Contract ID:** Cyber Security Training Services  
 ADPICS No.: F50B4400007, COF89299

**Contractor:** Security Mentor, Inc.  
 Pacific Grove, CA

**Contract Description:** Provide cyber security workforce training and increase cyber security awareness

**Modification Description:** Add funds

**Original Contract Approved:** DoIT approved [COMAR 21.02.01.05J]

**Original Contract Term:** 8/21/2013 – 1/31/2015

**Original Amount:** \$107,700

**Modification Term:** 10/30/2014 – 2/28/2016

**This Modification Amount:** \$160,715

**Prior Modifications:** \$ 35,900

**Revised Total Contract Amount:** \$304,315

**Percent +/- (This Modification):** 149%

**Overall Percent +/-:** 183%

**Original Procurement Method:** Intergovernmental Cooperative Purchasing

**MBE Participation:** None

**Remarks:** DoIT has contracted with Security Mentor, Inc. since August 2013 for security training subscriptions for State employees. DoIT was able to leverage Michigan's contract with Security Mentor through the use of an Intergovernmental Cooperate Purchasing Agreement. The Security Mentor product has been very effective and the State now wants to extend it for another twelve lessons.

During this first year, over 42,000 state employees were enrolled in the Security Mentor program. They received twelve lessons covering topics such as phishing, web security, passwords, mobile devices, and social networks. Employee compliance with the security training regimen is a remarkable 94%. The cost of cybersecurity awareness training will be \$3.96 per active enrollee per year.

**Supplement D**  
**Department of Information Technology**  
**ACTION AGENDA**  
**October 29, 2014**

**2-IT-MOD. DEPARTMENT OF INFORMATION TECHNOLOGY (cont'd)**

**Remarks (cont'd):** Participation in this Intergovernmental Cooperate Purchasing Agreement has allowed DoIT to realize good pricing, fast implementation, and flexibility.

Because this is solely a subscription, there are no sub-contracting opportunities and the MBE sub-contract goal is set at zero.

**Fund Source:** General  
**Approp. Code:** Various  
**Resident Business:** No  
**MD Tax Clearance:** 14-2423-0000

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**BOARD OF PUBLIC WORKS**                      **THIS ITEM WAS:**

<b>APPROVED</b>	<b>DISAPPROVED</b>	<b>DEFERRED</b>	<b>WITHDRAWN</b>
<b>WITH DISCUSSION</b>		<b>WITHOUT DISCUSSION</b>	

**Supplement D**  
**Department of Information Technology**  
**ACTION AGENDA**  
**October 29, 2014**

*Agency Contact: Teresa Dantzler (410) 767-0114  
Teresa.Dantzler1@maryland.gov*

**3-IT-OPT. MARYLAND STATE DEPARTMENT OF EDUCATION**  
*Division of Curriculum, Assessment and Accountability*

**Contract ID:** Formative Assessment Task Development  
ADPICS No.: R00B4400171; R00B5400028

**Contract Approved:** DoIT Item 8-IT (6/18/2014)

**Contractor:** Measured Progress, Dover, NH

**Description:** Provide high-quality assessment tasks for students in grades 1-11; conduct range-finding and scoring training with Local Education Agencies; provide student exemplars and other training materials.

**Option Description:** Exercise renewal option  
**Original Term:** 6/19/2014 – 9/23/2014  
(with 1 option to renew through 6/30/15)

**Option Term:** 10/30/2014 – 6/30/2015  
(one-month, no cost extension awarded 9/18/14)

**Original Amount:** \$3,269,109 (base)

**Option Amount:** \$775,704

**Prior Modifications:** None

**Total Contract Amount:** \$4,044,813

**Original Procurement Method:** Competitive Sealed Proposals

**MBE Participation/Compliance:** None (10% waiver previously granted)

**Remarks:** Measured Progress will continue providing and developing a collection of high-quality assessment tasks in Mathematics, English Language Arts and Literacy for History/Social Studies, Science, and Technical Subjects (ELA/Literacy) for students in grades 1-11. All assessment tasks are aligned to the Maryland College and Career-Ready Standards and shall prepare students for the rigor of PARCC assessments. Selected-response, constructed response, and performance-based tasks will be a mixture of commercial-off-the-shelf and newly developed/customized tasks. Several deliverables and tasks were not completed in year one and will be rolled over to this option period.

**Fund Source:** 100% Federal

**Approp. Code:** R00A0104

**Resident Business:** No

**MD Tax Clearance:** 14-2402-0000

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**Supplement D**  
**Department of Information Technology**  
**ACTION AGENDA**  
**October 29, 2014**

*Agency Contact: Jared DeMarinis (410)269-2853  
 Jared.DeMarinis@maryland.gov*

**4-IT-OPT.    STATE BOARD OF ELECTIONS**

**Contract ID:** CFRMS/MDCRIS  
 SBE-2011-01--ADPICS No.: D38B5400005

**Contract Approved:** DoIT Item 6-IT (6/15/2011)

**Contractor:** PCC Technology Group, Bloomfield, CT

**Contract Description:** Purchase online campaign finance reporting and management system (CFRMS). Contract includes operations and maintenance of filing system and legislatively-mandated system for persons doing business with the State.

**Option Description:** Exercise first 1-year renewal option

**Original Term:** 6/15/2011 – 12/31/2014 (w/four 1-year renewal options)

**Option Term:** 1/1/2015 – 12/31/2015

**Original Amount:** \$897,275

**Option Amount:** \$219,600

**Prior Modifications:** \$295,900 DoIT Item 1-IT-MOD (12/4/2013)

**Revised Total Contract Amount:** \$1,412,775

**Original Procurement Method:** Competitive Sealed Proposals

**MBE Participation:** 5%

**MBE Compliance:** 6%

**Remarks:** The State Board of Elections seeks approval to exercise the first of four option periods for this contract. PCC Technology Group is currently finishing development of a new legislatively-mandated electronic filing program for persons doing business with the State. The first filing is February 5, 2015. Additionally, PCC has provided exceptional service over the last three years. MD CRIS (Campaign Reporting Information System) has met all expectations to provide the public with full and complete disclosure of campaign finance reporting. Furthermore, it is more cost effective to maintain the current filing system than to procure and transition into a new one.

The current campaign finance management and reporting system was developed and put into production in November 1999. The need to replace it is based on the need to improve functionality and usability for external and internal users and generally take advantage of a browser-based solution. Currently, the State Board provides a software program to campaign finance filers that they load on a personal computer and use to create the required campaign finance reports. That report is exported (generally via FTP or mailed on a CD) to SBE. The benefit to CFRMS is that filers will not be responsible for managing the software or the associated database. This will allow a seamless transition between computers or from one





**Maryland Department of Transportation**  
The Secretary's Office

**Martin O'Malley**  
Governor

**Anthony G. Brown**  
Lt. Governor

**James T. Smith, Jr.**  
Secretary

## **BOARD OF PUBLIC WORKS (BPW)**

### **ACTION AGENDA**

**October 29, 2014**

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Tenant Lease	24
Real Property	25
General / Miscellaneous	26 – 30



Suzette Moore – 410-859-7792  
[smoore2@bwiairport.com](mailto:smoore2@bwiairport.com)

BPW – 10/29/14

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA**

**ARCHITECTURAL/ENGINEERING SERVICES**

**ITEM: 1-AE-MOD**

**MARYLAND AVIATION ADMINISTRATION**

**CONTRACT ID:** MAA-AE-10-002  
Construction Management and Inspection Services (CMI) for Terminal B/C Connector and Concourse C Widening at BWI Thurgood Marshall Airport  
ADPICS NO. CO315247

**ORIGINAL CONTRACT APPROVED:** DOT Agenda 4/18/2012, Item 2-AE

**ORIGINAL PROCUREMENT METHOD:** Maryland Architectural and Engineering Services Selection Act

**MODIFICATION:** Modification No. 1 is to request a one (1) year extension and to increase the contract value by \$450,000.

**CONTRACTOR:** Parsons Transportation Group, Inc.  
Glen Burnie, MD

**AMOUNT:** \$450,000

**ORIGINAL CONTRACT AMOUNT:** \$7,000,000

**REVISED CONTRACT AMOUNT:** \$7,450,000

**PERCENTAGE INCREASE:** 6.42%

**TERM OF CONTRACT:** 04/20/2012 – 04/19/2015 (Original)  
10/31/2014 – 04/19/2016 (Modification No.1)

**ORIGINAL MBE PARTICIPATION:** 16% (Compliance 22.02%)

**REMARKS:** The additional time extension and contract value is necessary to allow continuation of CMI services for closeout and final settlement of the Concourse C widening contract.

**FUND SOURCE:** 100% Special Funds budgeted to MAA

**APPROPRIATION CODE:** J06I0003

**RESIDENT BUSINESS:** Yes

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**BOARD OF PUBLIC WORKS ACTION – THE ABOVE-REFERENCED ITEM WAS:**

<b>APPROVED</b>	<b>DISAPPROVED</b>	<b>DEFERRED</b>	<b>WITHDRAWN</b>
	<b>WITH DISCUSSION</b>	<b>WITHOUT DISCUSSION</b>	

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BPW – 10/29/14

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
ARCHITECTURAL/ENGINEERING SERVICES**

**ITEM: 2-AE-MOD**

**MARYLAND AVIATION ADMINISTRATION**

**CONTRACT ID:** Construction Management and Inspection Services (CMI) for Runway Safety Area (RSA) Improvements, Pavement Management Program and Standards Compliance at Baltimore/Washington International Thurgood Marshall Airport, ADPICS NO. CO315247 MAA-AE-10-005

**ORIGINAL CONTRACT APPROVED:** DOT Agenda 07/06/2011, Item 5-AE

**ORIGINAL PROCUREMENT METHOD:** Maryland Architectural and Engineering Services Selection Act

**MODIFICATION:** Modification No. 1 is to request an increase to the contract value by \$7,600,000.

**CONTRACTOR:** Parsons Transportation Group, Inc.  
Glen Burnie, MD

**AMOUNT:** \$7,600,000

**ORIGINAL CONTRACT AMOUNT:** \$21,000,000

**REVISED CONTRACT AMOUNT:** \$28,600,000

**PERCENTAGE INCREASE:** 36%

**TERM OF CONTRACT:** 07/06/2011 – 09/30/2017 (Original)  
10/31/2014 – 07/20/2017 (Modification No.1)

**ORIGINAL MBE PARTICIPATION:** 16% (Compliance 25.14%)

**REMARKS:** The increase in funding is necessary to complete additional work added to the scope of the RSA Program due to new Federal Aviation Administration and MDE requirements. The new requirements include expanding the size of pavement at taxiway/runway intersections; additional grading and more overlay than originally planned. More significantly, the new requirements require airfield geometrical changes in order to reduce potential Runway incursion and pilot situational awareness.

**FUND SOURCE:** 100% Special Funds budgeted to MAA

**APPROPRIATION CODE:** J06I0003      **RESIDENT BUSINESS:** Yes

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**BOARD OF PUBLIC WORKS ACTION – THE ABOVE-REFERENCED ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



Norie Calvert 410-545-0433  
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BPW – 10/29/14

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA**

**MAINTENANCE CONTRACT**

**ITEM: 4-M**

**STATE HIGHWAY ADMINISTRATION**

**CONTRACT ID:** Drawbridge Operations for the Peninsula Expressway Bridges over Bear Creek in Baltimore County ADPICS NO: 527D41417527D41417

**CONTRACT DESCRIPTION:** This contract consists of drawbridge operations for the Peninsula Expressway Bridges over Bear Creek in Baltimore County.

**AWARD:** Resort Support Services, Inc., Chestertown, MD  
**AMOUNT:** \$513,570 NTE  
**TERM OF CONTRACT:** 11/10/2014 – 12/31/2017  
**PROCUREMENT METHOD:** Competitive Sealed Bidding

**BIDS:** Resort Support Services, Inc. \$513,570  
Chestertown, MD  
DeAngelo Brothers, Inc. \$794,470  
Hazelton, PA

**LIVING WAGE ELIGIBLE:** Yes

**MBE PARTICIPATION:** 0% (single element of work)

**PERFORMANCE SECURITY:** Payment & Performance Bonds for 100% of the award amount exist on this contract

**REMARKS:** The Solicitation was advertised in eMaryland Marketplace and SHA’s Internet Web Page. Three hundred eighty seven (387) were notified for this project on eMaryland Marketplace; ninety six (96) of which were MDOT Certified MBE’s.

100% of the work will be performed by a Certified Small Business.

**FUND SOURCE:** 100% Special Funds Budgeted to SHA **RESIDENT BUSINESS:** Yes  
**APROPRIATION CODE:** J02B0102 **MD TAX CLEARANCE:** 14-2348-0111

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**BOARD OF PUBLIC WORKS ACTION - THE ABOVE REFERENCED ITEM WAS:**

**APPROVED** **DISAPPROVED** **DEFERRED** **WITHDRAWN**  
**WITH DISCUSSION** **WITHOUT DISCUSSION**

Anna Lansaw 410-767-3763  
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BPW – 10/29/2014

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA**

**MAINTENANCE CONTRACT**

**ITEM: 5-M**

**MARYLAND TRANSIT ADMINISTRATION**

**CONTRACT ID:** MTA Metro Locomotive Repair  
ADPICS NO. P5407854 P5407854

**CONTRACT DESCRIPTION:** This contract provides maintenances and repairs to the Plymouth Locomotive. All original equipment manufacturer (OEM) certified parts are required to be incorporated to ensure the integrity of the original performance and safety of the locomotive.

**AWARD:** Plymouth Locomotive Service, LLC  
Shiloh, Ohio  
**AMOUNT:** \$87,982  
**TERM OF CONTRACT:** Ninety (90) days from Notice to Proceed  
**PROCUREMENT METHOD:** Sole Source

**BIDS:** N/A  
**LIVING WAGE ELIGIBLE:** N/A  
**MBE PARTICIPATION:** 0% (single element of work)  
**PERFORMANCE SECURITY:** N/A

**REMARKS:** The MTA Metro Maintenance of Way Division utilizes the locomotive for emergency recovery situations on MTA tracks and rail system when passenger trains are disabled due to system failures and severe weather. The locomotive is also used in the event of standing water and debris in tunnels impacting the rail system. This apparatus is a critical part of the Metro fleet and is an integral part of the overall operation of the Metro subway.

This locomotive was purchased from Plymouth Locomotive Services, LLC (Plymouth), and has all original manufacturer parts. In doing the evaluation for repair it was found that other parts of the locomotive were needed. The parts that are needed can only be provided by Plymouth. Because of the proprietary nature of Plymouth’s parts platform, other vendors cannot provide these parts.

**FUND SOURCE:** 100% Federal Funds Budgeted to MTA  
**RESIDENT BUSINESS:** No  
**MD TAX CLEARANCE:** 14-2294-0000 **APROPRIATION CODE:** J05H0105

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**BOARD OF PUBLIC WORKS ACTION - THE ABOVE REFERENCED ITEM WAS:**

**APPROVED**                      **DISAPPROVED**                      **DEFERRED**                      **WITHDRAWN**  
**WITH DISCUSSION**                      **WITHOUT DISCUSSION**

Norie Calvert 410-545-0433  
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BPW – 10/29/14

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA**

**MAINTENANCE CONTRACT**

**ITEM: 6-M**

**STATE HIGHWAY ADMINISTRATION**

**CONTRACT ID:** SJCS2014  
Janitorial/Custodial & Carpet Care Services for  
SHA Headquarters, Baltimore City  
ADPICS NO: SJCS2014

**CONTRACT DESCRIPTION:** This contract consists of janitorial, custodial, and carpet care services for SHA Headquarters located at 707 N. Calvert Street and 211 E. Madison Street in Baltimore, Maryland.

**AWARD:** Alliance, Inc.  
Baltimore, MD

**AMOUNT:** \$1,505,083 NTE

**TERM OF CONTRACT:** 12/01/2014 – 11/30/2017

**PROCUREMENT METHOD:** Community Service Provider

**LIVING WAGE ELIGIBLE** No (Preference Provider)

**MBE PARTICIPATION:** 100%

**PERFORMANCE SECURITY:** None

**REMARKS:** This Contract was approved by Pricing and Selection Committee on August 21, 2014.

**FUND SOURCE:** 100% Special Funds Budgeted to SHA

**APROPRIATION CODE:** J02B0101 / J02B0102 / J02B0104

**RESIDENT BUSINESS:** Yes

**MD TAX CLEARANCE:** 14-2243-1110

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**BOARD OF PUBLIC WORKS ACTION - THE ABOVE REFERENCED ITEM WAS:**

**APPROVED**      **DISAPPROVED**      **DEFERRED**      **WITHDRAWN**  
**WITH DISCUSSION**      **WITHOUT DISCUSSION**

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BPW – 10/29/14

**DEPARTMENT OF TRANSPORTATION  
 ACTION AGENDA**

**CONTRACT MODIFICATION:** (Maintenance)

**ITEM:** 7-M-MOD

**MARYLAND AVIATION ADMINISTRATION**

**CONTRACT ID:** MAA-MC-09-001  
 Consolidated Mechanical Systems and PlaneMate  
 Operation, Repair, and Maintenance at Baltimore/  
 Washington International Thurgood Marshall (BWI  
 Marshall) Airport, Anne Arundel County  
 ADPICS NO.: CO315194

**ORIGINAL CONTRACT APPROVED:** DOT Agenda 07/16/08, Item 8-M

**ORIGINAL PROCUREMENT METHOD:** Competitive Sealed Proposals

**MODIFICATION:** Modification No. 3 provides for maintenance services for two (2) additional PlaneMates.

**CONTRACTOR:** Signature Flight Support  
 Glen Burnie, MD

**AMOUNT:** \$981,986

**ORIGINAL CONTRACT AMOUNT:** \$10,730,164

**REVISED CONTRACT AMOUNT:** \$25,626,185

**PERCENTAGE INCREASE:** 9% (Modification No. 3)  
 238% (Overall)

**TERM:** 10/01/2008 – 09/30/2011 (Original)  
 07/01/2009 – 09/30/2011 (Modification No. 1)  
 12/17/2009 – 09/30/2011 (Modification No. 2)  
 10/01/2011 – 09/30/2013 (Renewal No. 1)  
 10/01/2013 – 09/30/2015 (Renewal No. 2)  
 11/01/2014 – 09/30/2015 (Modification No. 3)

**ORIGINAL MBE PARTICIPATION:** 21.7% (MBE Compliance 18.2%)

**REMARKS:** MAA will be constructing the D/E Connector and Security Checkpoint at BWI. Certain aspects of the construction will restrict direct access to the International Arrival building. As a means to mitigate airline arrival delays and passenger inconvenience over the two year construction period, BWI is borrowing two (2) PlaneMate Lounges from Dulles International Airport to support BWI's daily

**ITEM: 7-M-MOD (Continued)**

**BPW – 10/29/14**

operation. A PlaneMate is a mobile lounge capable of carrying passengers to avoid walking on the airfield. PlaneMates can be raised and lowered to allow passengers to board directly from the PlaneMate to the aircraft.

The services provided by Signature Flight Support shall consist of condition assessment, rehabilitation, disassembly, transport to BWI Marshall, re-assembly, and ongoing maintenance to the PlaneMates. Signature Flight Support currently provides all necessary labor, equipment, experience, and expertise to inspect, maintain, repair, and assure the safe and proper operation of the existing PlaneMates owned by the MAA.

**FUND SOURCE:** 100% Special Funds Budgeted to MAA

**APPROPRIATION CODE:** J06I00002

**RESIDENT BUSINESS:** No

---

**BOARD OF PUBLIC WORKS ACTION - THE ABOVE-REFERENCED ITEM WAS:**

<b>APPROVED</b>	<b>DISAPPROVED</b>	<b>DEFERRED</b>	<b>WITHDRAWN</b>
	<b>WITH DISCUSSION</b>	<b>WITHOUT DISCUSSION</b>	



**ITEM: 7-M-MOD (Continued)**

**BPW – 10/29/14**

	Amount	ATTACHMENT I		Reason
		Term	BPW/DCAR Date	
<b>Original Contract</b>	\$10,730,164	10/01/08-09/30/11	07/16/08, 8-M	
<b>Modification No. 1</b>	(\$598,156)	07/01/09-09/30/11	06/17/09, 17-M	To reduce the amount of equipment to be maintained by the Contractor
<b>Modification No. 2</b>	\$0	12/17/09-09/30/11	12/17/09 DCAR	Increase MBE Participation
<b>Renewal No. 1</b>	\$7,191,309	10/01/11-09/30/13	08/10/11, 14-M	As provided for
<b>Renewal No. 2</b>	\$7,320,882	10/01/13-09/30/15	05/29/13, 14-M	As provided for
<b>Modification No. 3</b>	\$981,985	11/01/14-09/30/15	10/29/14	To provide services for additional (borrowed) PlaneMates

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BPW -- 10/29/14

**REVISED**

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA**

**CONTRACT MODIFICATION:** (Construction)

**ITEM:** 8-C-MOD

**MARYLAND TRANSIT ADMINISTRATION:**

**CONTRACT ID:** T-0590-3140  
 Centerville Freight Rail Line Permanent Replacements  
 ADPICS NO. CO315641

**ORIGINAL CONTRACT APPROVED:** DOT Agenda 3/5/2014, Item 1-C

**ORIGINAL PROCUREMENT METHOD:** Competitive Sealed Bidding

**CONTRACTOR:** Bullock Construction, Inc.  
 Easton, MD

**MODIFICATION:** Pursuant to Section 11.204 (c) of the State Finance and Procurement Article, retroactive approval is requested for Modification No. 1 for a field change due to the differing site conditions with the pile foundations being higher than indicated on the original plans.

**AMOUNT:** \$543,400

**ORIGINAL CONTRACT AMOUNT:** \$1,190,170

**REVISED CONTRACT AMOUNT:** \$1,733,570

**PERCENTAGE INCREASE:** 46% (Modification No. 1)

**ORIGINAL DBE PARTICIPATION** 23% (18% compliance)

**TERM OF CONTRACT:** 138 Calendar Days (Original)  
 7 Calendar Days (Modification No. 1)  
 81 Calendar Days (Modification No. 2)

**FUND SOURCE:** 100% Special Funds Budgeted to MTA

**REMARKS:** The differing site conditions caused a delay in completion as plans needed to be revised to excavate a deeper foundation for the pilings. The railroad is currently running on a single track and the re-design caused the railroad to be closed longer than anticipated. This closure is adversely affecting local business deliveries. MTA is requesting additional time to allow the subcontractors to complete the schedule work in order to re-open the railroad and minimize the impact on local businesses. The additional funding represents costs associated with the accelerated schedule, redesign and additional labor and supplies.

ITEM: 8-C-MOD (Continued)

BPW – 10/29/14

**REVISED**

In August of 2014, MTA gave approval to the change order; however, this contract modification should have been presented to the Board of Public Works for approval since the change order was over \$50,000. MTA regrets that this action is being requested retroactively.

The contractor’s MBE compliance is currently 18%. The contractor is committed to providing a good faith effort to meet the required MBE goal. MTA did a bridge contract as modification number one to allow time for the longer term modification to be presented to the Board of Public Works.

**APPROPRIATION CODE:** J05H0105

**RESIDENT BUSINESS:** Yes

---

**BOARD OF PUBLIC WORKS ACTION - THE ABOVE REFERENCED ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

ITEM: 8-C-MOD (Continued)

BPW – 10/29/14

**REVISED**

## ATTACHMENT I

	Amount	Term	BPW/DCAR Date	Reason
<b>Original Contract</b>	\$1,190,170	138 Calendar Days	03/19/2014 – 8/4/2014	
<b>Modification No.1</b>	\$ 0	7 Calendar Days	10/24/2014 – 10/31/2014	Bridge to BPW Meeting.
<b>Modification No. 2</b>	\$543,400	81 Calendar Days	8/5/2014 - 10/24/2014	Additional Funding and time.
<b>Revised Amount</b>	\$1,733,570			

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BPW – 10/29/14

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA**

**CONTRACT MODIFICATION:** (Maintenance)

**ITEM:** 9-M-MOD

**MARYLAND STATE HIGHWAY ADMINISTRATION:**

**CONTRACT ID:** Maintenance & Repairs to Highway Lighting at Various Locations in Dorchester & Wicomico Counties, ADPICS No.: CO315612, 5280922146

**ORIGINAL CONTRACT APPROVED:** DOT Agenda 02/19/2014, Item 10-M  
**ORIGINAL PROCUREMENT METHOD:** Competitive Sealed Bidding

**CONTRACTOR:** Rommel Engineering & Construction, Inc.  
Linthicum, MD

**MODIFICATION:** Modification No. 1 provides compensation to the Contractor due to an omission in the Contract’s Schedule of Prices as described in the remarks section below.

**AMOUNT:** \$45,200  
**ORIGINAL CONTRACT AMOUNT:** \$127,166  
**REVISED CONTRACT AMOUNT:** \$172,366  
**PERCENTAGE INCREASE:** 35.5% (Modification No. 1)  
**TERM OF CONTRACT:** 03/03/2014 – 12/31/2016 (Original)  
**MBE PARTICIPATION:** 2% (MBE Compliance 7.8%)

**REMARKS:** This contract is for the maintenance & repairs to highway lighting at various locations in Dorchester & Wicomico Counties. This extra work is necessary because of an omission. A provision for a pickup truck was incidental to the Foreman and Electrical Helper on previous contracts, and when Maintenance Contract Special Provisions were ‘standardized’ the verbiage related to the pickup truck was removed. A request was made to the Administration’s Office of Maintenance to issue an addendum to all plan purchasers identifying the pickup truck as being incidental to the Foreman and Electrical Helper items in the Schedule of Prices, but the addendum was never issued and therefore the contractor’s bid price did not reflect this. This modification will provide compensation to the Contractor for transportation for the Foreman and Electrical Helper on this Contract. This material change is needed to add a line item for the Foreman’s transportation to and from the work sites at various locations within District 1.

**FUND SOURCE:** 100% Special Funds Budgeted to SHA  
**APPROPRIATION CODE:** J02B0102 **RESIDENT BUSINESS:** Yes

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**BOARD OF PUBLIC WORKS ACTION–THE ABOVE REFERENCED ITEM WAS:**

**APPROVED** **DISAPPROVED** **DEFERRED** **WITHDRAWN**  
**WITH DISCUSSION** **WITHOUT DISCUSSION**

**ITEM: 9-M-MOD (continued)**

**ATTACHMENT I**

	<b>Amount</b>	<b>Term</b>	<b>BPW/DCAR Date</b>	<b>Reason</b>
<b>Original Contract</b>	\$127,165.20	03/03/14 – 12/31/16	02/19/14, Item # 10-M	
<b>Modification No. 1</b>	\$45,200.00	03/03/14 – 12/31/16	10/29/14, Item # 9-M- MOD	Material Change – need to add a line item for a vehicle
<b>Revised Amount</b>	\$172,365.20			

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BPW – 10/29/14

**DEPARTMENT OF TRANSPORTATION  
 ACTION AGENDA**

**CONTRACT MODIFICATION:** (Maintenance)

**ITEM:** 10-M-MOD

**STATE HIGHWAY ADMINISTRATION**

**CONTRACT NO. & TITLE:** See Attachment I  
 ADPICS NOS.: See Attachment

**ORIGINAL CONTRACT APPROVED:** See Attachment I

**ORIGINAL PROCUREMENT METHOD:** Competitive Sealed Bidding

**MODIFICATION:** This request is for a total of eight (8) contract modifications. Six (6) modifications are for additional time only, and two (2) modifications are for additional time and additional contract authority. The contracts in this modification will expire November 6, 2014, they all require an eleven (11) month time extensions in order to complete the new procurements. Other contract details are on the attached listing.

**CONTRACTOR:** See Attachment I

**TERM OF CONTRACT:** See Attachment I

**AMOUNT:** \$100,000

**ORIGINAL CONTRACT AMOUNT:** \$880,000

**REVISED CONTRACT AMOUNT:** \$980,000

**PERCENTAGE INCREASE:** See Attachment I

**DBE PARTICIPATION:** See Attachment I

**REMARKS:** The State Highway Administration (SHA) contracts for Heavy Duty Towing Services during transportation emergencies such as, but not limited to, winter weather, hurricanes, tornados, flooding or evacuations affecting Maryland highways. During such an event, the primary goal of the Administration is to keep traffic moving in order to avoid extensive traffic congestion and enable SHA forces to perform maintenance activities by detecting and relocating private and commercial vehicles from the roadway.

The contract will be administered on an as-needed basis, from a prioritized list of contractors in ascending priority order, beginning with the lowest bid price. The priority was determined by bid cost per hour and by service area. All bids are a result of Contractor submitted hourly prices extended by SHA estimated quantities.

**ITEM: 10-M-MOD (Continued)**

**BPW – 10/29/14**

The three (3) service areas covered by this contract are:

- 1. Baltimore Metropolitan Area: which includes all locations within the boundaries of Baltimore, Carroll, Howard and Anne Arundel Counties;
- 2. Washington Metropolitan Area: which includes all locations within the boundaries of Montgomery and Prince George’s Counties;
- 3. Western Metropolitan Area: which includes all locations within the boundaries of Frederick and Washington Counties;

The state wide heavy duty towing service contracts are used most heavily during the winter season. The additional contract authority is needed for the vendors in the Western Metropolitan Area. The Western Metropolitan Areas used up there funding faster than anticipated due to the harsh winter conditions over the past two years. Also, the Western Metropolitan Areas experience the longest winter season, the heaviest snowfall, and highest number stranded vehicles due to the mountainous terrain.

SHA CHART is developing a new three-year statewide contract for essential heavy-duty towing services that will be awarded by September 2015. These contract modifications will allow services to continue until the replacement contract is awarded.

**FUND SOURCE:** 100% Special Funds Budgeted to SHA

**APPROP CODE:** J02B0101

**RESIDENT BUSINESSES:** Yes

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**BOARD OF PUBLIC WORKS ACTION - THE ABOVE REFERENCED ITEM WAS:**

<b>APPROVED</b>	<b>DISAPPROVED</b>	<b>DEFERRED</b>	<b>WITHDRAWN</b>
<b>WITH DISCUSSION</b>		<b>WITHOUT DISCUSSION</b>	



## ITEM: 10-M-MOD (Continued)

BPW – 10/29/14

ADPICS# / Change Order #	Contractor	Current Expiration Date	Requested Time Extension	Original Amount	Requested Funding Increase/ Previous Funding Increase	Revised Contract Amount	Mod% / Overall %	DBE Goal / DBE Compliance	BPW/DOT Agenda
SOCHTOW10A CO315401	Legion Service enter, Inc. dba Elvaton Auto and Truck Service	11/06/2014	10/06/2015 11 months	\$75,000	N/A N/A	\$75,000	0% 0%	N/A N/A	09/07/11 13-M
SOCHTOW10B CO315512	Trieschmans Lenny's Towing Inc.	11/06/2014	10/06/2015 11 months	\$157,000	N/A N/A	\$157,000	0% 0%	N/A N/A	09/07/11 13-M
SOCHTOW10C CO315399	Bill's Towing Inc.	11/06/2014	10/06/2015 11 months	\$55,000	N/A N/A	\$55,000	0% 0%	N/A N/A	09/07/11 13-M
SOCHTOW10E CO315403	Sullivan and Sons, Inc. T/A Sullivan's Garage	11/06/2014	10/06/2015 11 months	\$52,000	N/A N/A	\$52,000	0% 0%	N/A N/A	09/07/11 13-M
SOCHTOW10F CO315404	Bryson Enterprises dba Charlie's Crane Service	11/06/2014	10/06/2015 11 months	\$210,000	N/A N/A	\$210,000	0%	N/A N/A	09/07/11 13-M
SOCHTOW10G CO315406	Sullivan and Son's, Inc. T/A Sullivan's Garage	11/06/2014	10/06/2015 11 months	\$85,000	N/A N/A	\$85,000	0%	N/A N/A	09/07/11 13-M
SOCHTOW10H CO315407	D & D Truck Repair	11/06/2014	10/06/2015 11 months	\$80,000	\$55,000 \$40,000	\$135,000	137.5% 337.5%	N/A N/A	09/07/11 13-M
SOCHTOW10I CO315408	Mark's Equipment Services, Inc	11/06/2014	10/06/2015 11 months	\$115,000	\$45,000 \$30,000	\$160,000	52.9% 188.2%	N/A N/A	09/07/11 13-M

**ITEM: 10-M-MOD (Continued)**

**BPW – 10/29/14**

**Attachment I Summary:**

Total Contract Modification Requests	8
Total Time Extension Only Contract Modification Requests	6
Total Additional Funds Only Contract Modification Requests	0
Total Time Extension and Additional Funds Contract Modification Requests	2
Original Contract Fund Totals	\$880,000
Total Additional Fund Request for all Contract Modification Requests	\$100,000
Revised Contract Amount Totals	\$980,000

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BPW – 10/29/14

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA**

**TENANT LEASE MODIFICATION**

**ITEM: 11-LT - MOD**

**MARYLAND TRANSIT ADMINISTRATION:** Fourth Amendment to Lease Agreement  
(Baltimore Penn Station)

**EXPLANATION:** Approval is requested for the execution of a Fourth Amendment to the Lease Agreement between the Maryland Transit Administration (MTA) and National Railroad Passenger Corporation (Amtrak) to allow MTA to install conduits, wires and televisions related to MTA’s Close Circuit Television System (CCTV).

**LESSOR:** National Railroad Passenger Corporation (Amtrak)

**LESSEE:** Maryland Transit Administration

**PROPERTY:** Baltimore Penn Station

**SPECIAL CONDITIONS:** None

**CONSIDERATION:** N/A

**APPRAISED VALUE:** N/A

**FUND SOURCE:** N/A

**REMARKS:** This Fourth Amendment to Lease Agreement will allow MTA to improve their CCTV system aiding in security at Baltimore Penn Station.

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**BOARD OF PUBLIC WORKS ACTION – THE ABOVE REFERENCED ITEM WAS:**

<b>APPROVED</b>	<b>DISSAPROVED</b>	<b>DEFERRED</b>	<b>WITHDRAWN</b>
<b>WITH DISCUSSION</b>		<b>WITHOUT DISCUSSION</b>	

Norie Calvert – 410-545-0402  
[Ncalvert@sha.state.md.us](mailto:Ncalvert@sha.state.md.us)

BPW- 10/29/2014

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA**

**REAL PROPERTY CONVEYANCE**

**ITEM:** 12-RP MMC# 14-2429

**STATE HIGHWAY ADMINISTRATION:** Road Conveyance to the Commissioners of the Town of Leonardtown, MD

Three (3) road segment connected to MD 5 Leonardtown Bypass aka Point Lookout Rd

- 1. MD 5-BU, Fenwick St -0.50 ± miles
- 2. MD 5-BU, Washington St.- 0.33 ± miles
- 3. MD Rte. 5-I, Cedar Lane Ct.-0.12 ± miles

**EXPLANATION:** Legal Authority for Road Transfers is found in the Transportation Article, Section 8-304 of the Annotated Code of Maryland.

**SPECIAL CONDITIONS:** None

**GRANTOR:** State of Maryland, State Highway Administration

**GRANTEE:** The Commissioners of the Town of Leonardtown, Maryland

**CONSIDERATION:** \$1

**APPRAISED VALUE:** N/A

**REMARKS:** Approval of road conveyance is requested in accordance with the Section 8-304 of the Transportation Article, Annotated Code of Maryland.

SHA has agreed to transfer the above referenced road to the Commissioners of the Town of Leonardtown, Maryland, and the Commissioners of the Town of Leonardtown, Maryland has agreed to accept the said road as an integral part of their road system.

Conveyance is being made to comply with conditions of a Road Transfer Agreement dated March 18, 2005. Deed has been forwarded to the Executive Secretary, Board of Public Works, for execution.

---

**BOARD OF PUBLIC WORKS ACTION - THE ABOVE-REFERENCED ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Anna Lansaw 410-767-3763  
Alansaw3@mta.maryland.gov

BPW – 10/29/14

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA**

**GENERAL MISCELLANEOUS**

**ITEM: 13-GM**

**MARYLAND TRANSIT ADMINISTRATION**

**CONTRACT ID:** TT16275  
MTA Police Force Firearms Simunition Training  
ADPICS NO.: TT16275

**CONTRACT DESCRIPTION:** The Contract shall provide for all certified instructors, equipment, training facility, and programs for a realistic, non-lethal scenario-based, force-on-force firearms training to the MTA police force.

**AWARD:** Freestate Gun Range  
Middle River, MD

**AMOUNT:** \$135,000

**TERM OF CONTRACT:** 11/01/2014-10/31/2017

**PROCUREMENT METHOD:** Sole Source

**MBE PARTICIPATION:** 0% (single element of work)

**PERFORMANCE SECURITY:** None

**REMARKS:** The Maryland Transit Administration (MTA) Police Force is seeking sole source authorization to enter into a sole source contract for non-lethal, scenario-based, force-on-force Simunitions Training for all sworn personnel firearms training.

Simunition is the predominant manufacturer of firearms training supplies to provide law enforcement communities with the most realistic and non-lethal force-on-force, short range training system. The systems utilize Simunition FX marking cartridges and blank cartridges (no projectile, just sound) to provide the effective close range, reality-based training. These rounds are utilized in service pistols that have been modified with a different barrel that only accepts the marking rounds and will not chamber actual service ammunition, thereby assuring the training weapons are rendered completely safe. Additionally, there are visual indicators to easily confirm that the pistol utilized is a modified Simunitions-firing training weapon.

The Simunition FX marking cartridges come in different colors, to assist in the recognition of which actor/trainee fired which marking rounds for better instructional feedback. They are patented, reduced-energy, non-lethal cartridges that leave a detergent-based, water-soluble color-marking compound that will not damage clothing and completely washes out. The visible impacts allow accurate assessment of

**ITEM: 13-GM (Continued)**

**BPW – 10/29/14**

simulated lethality. They meet the need for a force-on-force and man-to-man training system that is realistic, effective, inexpensive, adaptable and fully portable.

This Simunition training program is geared toward the unique needs of law enforcement and is therefore not available through other civilian firearms ranges and relies on the certified instructors and designated safety officers to ensure the training is conducted in a well-controlled, monitored and safe environment to ensure the safety of all personnel involved.

There are currently seven (7) companies that are certified to conduct Simunition training in Maryland. Five (5) of the companies do not have the facilities nor can provide the additional equipment required for the training. One company does not have an in-door live range, and therefore does not meet all the facility requirements needed by the MTA. Furthermore, it's more cost effective for the MTA to conduct all training at a single location to reduce overtime and travel costs that would be incurred if training were conducted at different locations. This would also cause the MTA Police Force's training program to be extended to include additional instructors, facilities, and other associated costs incidental to the training.

The Simunitions training will be conducted by certified Simunitions instructors with prior military/law enforcement experience. The facility providing the training will also supply all related firearms conversion kits, marking cartridges, personal protective equipment, props and role players. This product will match existing equipment used by the MTA Police Force in that Simunition conversion kits for the Sig Sauer pistols will be supplied by the company.

Additionally, all related ammunition and personal protective equipment will be provided thereby negating the need for the MTA to make the additional purchases. The company's facility also includes mock-up rooms that are furnished to create a realistic training environment; therefore the MTA Police will benefit from these additional enhancements without needing to build its own training environment. FreeState is also looking to build a mock-up of a Metro train interior to facilitate close-quarters training in that environment. This realistic training will be extremely transit specific and is not offered by other firearms training facilities. As transit policing is unique from other traditional policing environments and poses additional hazards and obstacles, the inclusion of these training environments by FreeState will afford the MTA Police the highest degree of realism and thereby also the highest level of training available in order to ensure public safety to the ridership.

**FUND SOURCE:** 100% Special Funds Budgeted to **MTA**

**APPROPRIATION CODE:** J02B0101

**RESIDENT BUSINESS:** Yes

**MD TAX CLEARANCE:** 14-2039-1111

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**BOARD OF PUBLIC WORKS ACTION - THE ABOVE REFERENCED ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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BPW – 10/29/14

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA**

**CONTRACT MODIFICATION:** (General Miscellaneous)

**ITEM:** 14-GM -MOD

**MARYLAND TRANSIT ADMINISTRATION**

**CONTRACT ID:** Commuter Bus Service between Charlotte Hall, St Mary’s County, Maryland and Washington D.C., Line No. 903, ADPICS CO NO. CO314941 T-8000-0381

**ORIGINAL CONTRACT APPROVED:** 10/17/2012 BPW Agenda, Item 13-GM  
**ORIGINAL PROCUREMENT METHOD:** Competitive Sealed Bid

**MODIFICATION:** The purpose of this modification is to provide additional revenue for miles associated with bus line 903 service to the Blue Crabs Stadium and one 1-way trip for the remaining three years of the existing contract. This modification is needed to alleviate the overcrowded parking at the Mattawoman-Beantown lot that is currently at 100% capacity.

**CONTRACTOR:** Keller Transportation, Inc.  
Waldorf, MD

**AMOUNT:** \$922,363  
**ORIGINAL CONTRACT AMOUNT:** \$8,366,879  
**REVISED CONTRACT AMOUNT:** \$9,289,241  
**PERCENTAGE INCREASE:** 11% (Modification No. 1)

**TERM OF CONTRACT:** 11/01/2012 - 10/13/2017 (Original)  
11/01/2014 – 10/13/2017 (Modification No. 1)

**MBE PARTICIPATION:** 9% (MBE Compliance 3%)

**REMARKS:** Additional funds are needed to cover additional revenue miles associated with providing service to Blue Crabs Stadium and one (1) trip for the remaining three (3) years on the existing contract. This modification is necessary to alleviate the overcrowded parking at the Mattawoman-Beantown lot that is currently at 100% capacity.

**FUND SOURCE:** 100% Special Funds Budgeted to MTA  
**APPROPRIATION CODE:** J05H0106  
**RESIDENT BUSINESSES:** Yes

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**BOARD OF PUBLIC WORKS ACTION - THE ABOVE REFERENCED ITEM WAS:**

**APPROVED**                      **DISAPPROVED**                      **DEFERRED**                      **WITHDRAWN**  
**WITH DISCUSSION**                      **WITHOUT DISCUSSION**

**ITEM: 14-GM -MOD (continued)**

<b>ATTACHMENT I</b>				
	<b>Amount</b>	<b>Term</b>	<b>BPW/DCAR Date</b>	<b>Reason</b>
<b>Original Contract</b>	\$8,366,878.80	11/1/12 – 10/31/17	Item 13-GM BPW Agenda 10/17/12	
<b>Modification #1</b>	\$922,362.05			Additional funds are required to cover the expansion of Route 903
<b>Revised Amount</b>	\$9,289,240.85			





DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

October 29, 2014

	Pages
Construction	1 and 4
Construction Modification	5 and 6
Maintenance	7 and 8
General Miscellaneous	9 thru 11
Real Property	12 thru 16
Leases	17 thru 34
Capital Grants and Loans	35 thru 53





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

**CONSTRUCTION CONTRACT****ITEM** 2-C

**DEPARTMENT OF HEALTH AND MENTAL** Spring Grove Hospital Center  
**HYGIENE** 55 Wade Ave  
Catonsville, MD 21228

**CONTRACT NO. AND TITLE** Project No. SG-594-131-001;  
Life Safety Equipment Improvements  
ADPICS NO. 001B5400179

**DESCRIPTION** Approval is requested for a contract that will consist of the installation of duct smoke detectors, missing sprinkler heads with associated piping, valves, tamper switches and drains, missing fire dampers, and dry sprinkler coverage at Spring Grove Hospital Center.

**PROCUREMENT METHOD** Competitive Sealed Bids

<b><u>BIDS OR PROPOSALS</u></b>	<b><u>AMOUNT</u></b>
Modern Construction Services, Inc., Street, MD	\$292,731.00
James P. Kruger & Associates, Inc., Ellicott City, MD	\$299,858.00

**AWARD** Modern Construction Services, Inc.  
Street, MD

**AMOUNT** \$292,731.00

**TERM** 180 Days from Notice to Proceed

**MBE PARTICIPATION** 10.4%

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

**HIRING AGREEMENT ELIGIBLE** No

**REMARKS** This project was advertised on *eMaryland Marketplace.com* on 7/23/2014 and the bids were opened on 9/10/2014 at 2:00 P.M. It was recorded that two (2) bids were received. Modern Construction Services, Inc., was determined to be a responsible bidder and the bid responsive. They plan to exceed the 10% MBE goal.

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

**CONSTRUCTION CONTRACT**

**ITEM**        2-C (Cont.)

**FUND SOURCES**

MCCBL 2013/Item 010 (Provide funds for the State Capital Facilities Renewal Program-Statewide.)

**RESIDENT BUSINESS**

Yes

**MD TAX CLEARANCE**

14-2303-0111

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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**

**CONSTRUCTION CONTRACT MODIFICATION**

**ITEM**            3-C-MOD

**MILITARY DEPARTMENT**

Dundalk Readiness Center  
Dundalk, MD

**CONTRACT NO. AND TITLE**

Project No. M-591-120-004;  
Design and Construction of Alterations And  
Addition to the Readiness Center  
ADPICS NO.: COG00892

**ORIGINAL CONTRACT APPROVED**

9/19/2012; DGS/BPW Item 3-C

**CONTRACTOR**

Whiting-Turner Contracting Company  
Towson, 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 new  
building will be 65,930 gross square feet (GSF)

**MODIFICATION DESCRIPTION**

Approval for a Change Order to cover the  
cost of all labor and materials to furnish and install an emergency generator.

**TERM OF ORIGINAL CONTRACT**

730 Calendar Days

**TERM OF MODIFICATION**

0 Calendar Days

**AMOUNT OF ORIGINAL CONTRACT**

\$14,292,084.00

**AMOUNT OF MODIFICATION**

\$211,139.00

**PRIOR MODIFICATIONS/OPTIONS**

\$857,519.98

**REVISED TOTAL CONTRACT AMOUNT**

\$15,360,742.98

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

1.48%

**OVERALL PERCENT +/-**

7.28%

**ORIGINAL PROCUREMENT METHOD**

Multi-Step Competitive Sealed Bids



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

**MAINTENANCE CONTRACT****ITEM** 4-M**DEPARTMENT OF GENERAL SERVICES**

Mary E.W. Risteau District Court and Multi-Service Center (DC/MSC)

**CONTRACT NO. AND TITLE**Project No. 001IT819583;  
MDDGS31015572  
Janitorial Services  
ADPICS NO. 001B5400141**CONTRACT DESCRIPTION**

Approval is requested for a contract to provide janitorial services at the Mary E.W. Risteau DC/MSC located at 2 S. Bond Street.

**PROCUREMENT METHOD**Competitive Sealed Bidding  
(Small Business Reserve)**BIDS OR PROPOSALS**

<b><u>BIDS OR PROPOSALS</u></b>	<b><u>AMOUNT</u></b>
Full-Brite Cleaning Services, Gaithersburg, MD	\$231,810.00
Multicorp, Westminster, MD	\$258,450.00
ReadyClean Industrial Services, Baltimore, MD	\$262,470.00
DSS Services Inc., Dover, DE	\$458,775.00
Cleaning 2 Perfection LLC, Suitland, MD	\$474,048.00
Hayward's Hard Hatters, Easton, MD	\$532,561.53

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

12/1/2014 – 11/30/2017 (W/2 one-year renewal options)

**AMOUNT**\$231,810.00 (3 Year Base)  
\$ 77,270.00 (1<sup>st</sup> renewal option)  
\$ 77,270.00 (2<sup>nd</sup> renewal option)  
\$386,350.00 (Total 5-Year Contract)**MBE PARTICIPATION**

None

**PERFORMANCE BOND**

None





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

**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. 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 \$110,710.00 (2 items).

Department of Natural Resources

The fund sources for this particular item will be designated as:

MCCBL 2011/008 (Provide funds to construct capital improvements such as planned Maintenance and repair projects at public use facilities on State-Owned property)

MCCBL 2013/015 (Provide funds to construct capital improvements such as planned Maintenance and repair projects at public use facilities on State-Owned property)

- A.     Somers Cove Marina  
       715 Broadway Ave.  
       Crisfield, MD 21817

**DESCRIPTION**

Approval is requested for a contract that will consist of all labor, equipment, materials, supplies, etc. necessary to remove and replace existing wood shingle roof with new asphalt shingle roof and remove and replace clearstory windows at Somers Cove Marina, Tawes-Museum in Crisfield.

**REMARKS**

This project was advertised on *eMaryland Marketplaec.com*. Three bids were received. One Bidder was rejected by procurement officer's determination dated September 4, 2014 to be non-responsive because they failed to accurately complete the Minority Business Enterprise participation schedule. Three Guys Construction was determined to be a responsive bidder and its bid responsive.

**CONTRACT NO. & TITLE**

Project No. F-020-140-010;  
Roof Replacement

**PROCUREMENT METHOD**

Competitive Sealed Bids  
(Small Business Reserve)





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

**REAL PROPERTY****ITEM**           6-RP**BOARD OF PUBLIC WORKS**

Historic Brice House  
176 Prince George Street, Annapolis  
Anne Arundel County  
0.38 +/- acres improved  
File #00-4246

**REFERENCE**

Approval is requested for an agreement of sale to purchase the historic Brice House from the International Masonry Institute, as well as its interest as lessee in a ground lease for the property, and to acquire for zero monetary consideration the underlying fee simple interest from Historic Annapolis, Inc. of the 0.38 +/- acres of land upon which Brice House is located. The Brice House is located on the corner of East and Prince George Street in Annapolis, and is listed on the National Historic Landmark registry as one of America's great 18<sup>th</sup> century Georgian Houses. The Department of General Services was presented with a unique opportunity of acquiring this historic home and plans to incorporate it into an existing master lease of historic properties to be managed by the Historic Annapolis, Inc. Historic Annapolis will serve as the State's steward for this property, providing long-term preservation, maintenance and public access to the property.

Title will be vested in the Board of Public Works. Title and transfer documents are subject to legal review.

**GRANTOR**

International Masonry Institute

**GRANTEE**

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

**PROPERTY**

0.38 +/- acres, improved

**PRICE**

\$2,500,000.00

**FUND SOURCE**

FY 2014 POS Stateside

**APPRAISED VALUES**

\$2,560,000-Gary T. Westholm, Fee Appraiser 8/27/13. Reviewed by Darryl Andrews.

\$2,400,000-George L. Peabody, Fee Appraiser 8/27/13. Reviewed by Darryl Andrews.

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

**REAL PROPERTY**

**ITEM**           6-RP (Cont.)

**SPECIAL CONDITION**

Per the legislative approval received for this acquisition, formal public access rights must be included in the amended master lease managed by DGS such that an increase in public access is ensured. This language has been placed in the Amendment to Master Lease, approval of which is being requested in companion item 11-LL-Mod on this agenda. Historic Annapolis has provided DGS with its master plan for all of the historic properties under lease from the State. These plans include the placement of a museum containing “A History of Annapolis in 99 Objects” exhibition in a portion of the Brice House no later than 2016, with the goal to connect Brice House to other historic sites in Annapolis. During the interim period before the museum is opened, tours of the Brice House will be granted to the public on an appointment basis to highlight the architectural significance and history of the property.

**REMARKS**

1. Approval for this acquisition was received from the Maryland General Assembly, per letter dated October 8, 2014. Legislative approval was requested for this transaction per joint DNR / DGS memorandum dated August 15, 2014.
2. The Departments of Natural Resources and General Services recommend approval of this item.
3. An exception is requested to BPW Advisory 2005-3, requiring appraisals to be dated within one year of a request to the BPW. Negotiations for the acquisition of the Brice House were completed with the International Masonry Institute in March 2014, however negotiations with the Historic Annapolis, Inc. for the underlying fee simple acquisition of the ground were not completed until July 2014. This interest is valued at \$405,000, and is being conveyed to the State for zero monetary consideration.
4. See companion item 11-LL-Mod, for an Amended Lease request in which this property is being added to the master lease of properties with Historic Annapolis, Inc..
5. See companion item 21-CGL, for approval of this grant funded property and forgiveness of prior grant funds given to the International Masonry Institute in the amount of \$400,000.

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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**

**REAL PROPERTY**

**ITEM**        8-RP (Cont.)

- 4. An exception is requested to BPW Advisory 2005-3, requiring two independent appraisals for properties valued over \$100,000.00 and dated within one year of the disposal request. The two appraisals previously obtained are over 2 years old. In order to save the agency money, DGS performed an in-house staff appraisal in May 2014.
- 5. An exception is requested to accept the \$130,000.00 offer for this property, which is less than the appraised value. The property has been marketed from February 1, 2013 to the present by Hooper & Associates, LLC and Greenmark Real Estate, LLC, brokers procured to sell the property. Two previous offers for the property fell through, and this is the only offer received. Additionally, this property was donated to MET for the purpose of re-sale and is not included on the DNR / MET owned State property listing.
- 6. Per terms of the broker contract with Greenmark Real Estate, LLC, a commission is due at the time of settlement of 5.5% of the sales price or \$7,150.00.

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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**

**REVISED**

**LANDLORD LEASE**

**ITEM**            9-LL (Cont.)

The Sellers are Frederick J. Wick and Mary T. Wick and Reynolds Farm Holdings, LLC. Upon taking title to the Property, the State, as Landlord desires to lease the Property to the ESFHC who will farm the land in the manner stated above.

**Special Conditions**

1. Landlord's fee simple interest in the Demised Premises may not be encumbered or subordinated by operation of this Lease or by any action taken by the Tenant.
2. Post Settlement Occupancy Agreement: The current owners of the property will be allowed to remain on the premises in the Main House up to six (6) months after the sale of the property. They will be responsible for the utility cost and required to maintain comprehensive general liability insurance on the premises, naming the State as an insured, in an amount not less than \$500,000.00.
3. 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 Demised Premises.
4. The Tenant may not sublease any portion of the Demised Premises without first obtaining BPW approval.
5. The Landlord has the right to terminate this lease for convenience only with BPW approval.
6. Tenant shall create access to and parking for public visitation of the farm and participation at educational events, and access to and use of the ponds, other water facilities and walking trails for fishing and other recreational purposes.
7. The Tenant shall farm the Demised Premises in a manner that employs and utilizes environmentally sustainable production practices.
8. The Tenant shall endeavor to obtain certification as an organic farm by the Maryland State Department of Agriculture within three (3) years from the date of the Lease Agreement.
9. The Tenant shall provide public education and access to the Property for the purpose of promoting: environmentally sustainable production practices; the availability of healthy, affordable food; and healthy cooking and food preparation.
10. The Tenant shall employ a full-time farm manager who shall reside in that approximately 1,590 square foot guest house located on the Demised Premises without further approval by the Board of Public Works.
11. The Tenant shall prepare a report demonstrating the social good of this lease transaction that will be realized by the State.
12. The Tenant shall not make any alteration, addition or improvement to the Demised Premises without first obtaining the Landlord's written approval.
13. The Tenant shall at its cost and expense perform all maintenance and repairs to the

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

**REVISED**

Demised Premises.

**LANDLORD LEASE**

**ITEM**            9-LL (Cont.)

- 14. Tenant shall maintain at its expense insurance against loss or liability in connection with bodily injury, death, property damage or destruction to the Demised Premises.
- 15. The lease contains two (2) option renewals for ten (10) years each.
- 16. The Department of Natural Resources owns the adjacent 78 parcel of land known as “Big Mill Pond FMA” Acquisition of the Property will create public access to Big Mill Pond FMA which is not currently easily available. At its discretion and without further approval by the Board of Public Works, DNR may elect to include Big Mill Pont FMA as part of the Leased Premises so as to increase public access and to facilitate management.
- 17. The Tenant shall be authorized to house farm workers and/or farmer apprentices in the two (2) tenant housed located on the Reynolds Farm portion of the Demised Premises and in the Bunk house located on the Wick Farm portion of the Demised Premises, without further approval by the Board of Public Works.
- 18. In the event that the Tenant does not house farm workers and or farmer apprentices in the two (2) tenant houses located on the Reynolds Farm portion of the Demised Premises, the Tenant, without further approval by the Board of Public Works, the Tenant shall be authorized to sublease either or both of said tenant houses.

**REMARKS**

- 1. ESFHC is a Maryland non-profit corporation formed for the purpose of promoting, marketing and distributing sustainably produced foods. ESFHC shall occupy and use the Demised Premises for and only as a working farm operation producing crops and livestock in a manner that employs environmentally sustainable production practices and shall provide public education and access to the Demised Premises for the purposes of promoting environmentally sustainable farming practices and promoting the availability, use and preparation of healthy affordable food products.
- 2. The Tenant will enter into an agreement with Real Food Productions, L3C who will manage the farm operations at the Demised Premises under an Operating Agreement with ESFHC.
- 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



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

**LANDLORD LEASE**

**ITEM**      10-LL (Cont.)

- 7. As additional consideration, the Tenant shall fund improvements to the Demised Premises in the amount of \$750,000.00 payable in 3 installments, \$350,000.00 due 12/1/2015; \$200,000.00 due 12/1/2016 and \$200,000.00 due 12/1/2017.
- 8. The vertical height of the landfill shall not exceed 190 feet.
- 9. The Landfill is within the Critical Area, therefore, the Tenant must obtain approval for any activity not permitted within the Critical Area.
- 10. The Tenant shall provide educational tours of its operation at the Landfill with emphasis on reclamation considerations and contributions of illustrations to the DNR Educational Center located adjacent to the Landfill.
- 11. The Tenant shall at its cost and expense perform all maintenance and repairs to the Demised Premises.
- 12. Tenant shall maintain at its expense insurance against loss or liability in connection with bodily injury, death, property damage or destruction to the Demised Premises at \$1,000,000.00 annually and \$2,000,000.00 aggregate.
- 13. Tenant shall maintain at its expense Environmental pollution insurance at \$1,000,000.00 annually and \$2,000,000.00 aggregate

**Remarks**

- 1. Tenant shall occupy and use the Premises for and only for operating a rubble landfill, LEEDS and concrete recycling, related equipment repair, a water treatment facility to treat and discharge storm water and leachate under a discharge permit from Maryland Department of the Environment (MDE), and for the reclamation of the underlying land and restorative uses, including grading, planting and vegetative planting consistent with park purposes all in accordance with the MDE permit requirements
- 2. 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



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

**LANDLORD LEASE**

**ITEM**      11-LL-MOD (Cont.)

The Board of Public Works is now requested to approve a modification to the Master Lease to add 176 Prince George’s Street, Annapolis, MD, also known as Brice House. See companion Item 6-RP on this agenda, requesting approval for the acquisition of Brice House property. Per the legislative approval received for this acquisition, formal public access rights must be included in the amended master lease managed by DGS such that an increase in public access for the Brice House is ensured. Historic Annapolis has provided DGS with its master plan for all of the historic properties under master lease with the State. These plans include the placement of a museum containing “A History of Annapolis in 99 Objects” exhibition in a portion of the Brice House no later than 2016, with the goal to connect Brice House to other historic sites in Annapolis. During the interim period before the museum is opened, tours of the Brice House will be granted to the public on an appointment basis to highlight the architectural significance and history of the property.

Additionally, 194 Prince George Street (also known as 1 State Circle), referred to as “The Old Treasury Building” is to be deleted from the Master Lease along with updated language inserted to bring the Master Lease current.

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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-MOD

**DEPARTMENT OF NATURAL RESOURCES** Annapolis, MD  
(Land and Property Management) Anne Arundel County

**Tenant** National Sailing Hall of Fame  
Annapolis, MD 21401

**Property Location** 67, 69 and 71 Prince George St.  
Annapolis, MD 21401

**Space Type** Land **Type** Modification  
**Duration** 2 yrs, 5 mo., 8 days **Effective** 10/15/2014  
**Annual Rent** \$1.00

**Utilities Responsibility** Tenant  
**Custodial Responsibility** Tenant  
**Previous Board Action(s)** 9/17/2014 -Item 37-LL; 9/18/2013-Item 10-LL;  
9/19/2012-Item 20-LL; 2/24/2010 – Item 5-LL;  
9/21/2005- Item 18-L; 12/19/2001-Item 9-L;  
8/05/1998-Item 44-L; 11/1/1995-Item 18-L;  
9/14/1994-Item 34-L; 7/8/1992-Item 18-L

**Reference** Reference is made to Board of Public Works Action Agenda Item 5-LL of February 24, 2010 wherein the Board approved an Agreement to Lease and Lease, and Agreement Interim Lease, between the Department of Natural Resources (DNR) and the National Sailing Hall of Fame, Inc. (NSHOF), to lease DNR property for the development of a new National Sailing Hall of Fame along the downtown waterfront.

The parties of the Agreement to Lease and Lease and Agreement Interim Lease desire to make the following modifications to the agreements:

The Agreement to Lease and Lease Modifications:

1. The Demised Premises shall only consist of 67, 69 and 71 Prince George Street, Annapolis, Maryland 21401.
2. The maintenance fund shall be reduced from \$2.00 per square foot to \$1.00 per square foot.
3. The Operating Endowment fund is reduced from \$5,000,000 to \$1,000,000.
4. The Educational Endowment Fund is reduced from \$3,000,000 to \$1,000,000.

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

**LANDLORD LEASE**

**ITEM**            12-LT-MOD (Cont.)

- 5.     The minimum exterior and structural building improvement cost is reduced from \$12,000,000 to \$5,500,000.
- 6.     The interior and exhibit improvement cost is reduced from \$7,500,000 to \$1,000,000.
- 7.     The Trigger Event satisfaction date is to be extended to February 23, 2017.
- 8.     The Tenant shall demonstrate to the State’s satisfaction its desire and ability to commence construction of the Museum by February 24, 2017.
- 9.     There shall be no provision of the lease prohibiting the State of Maryland from contributing any funding that the State may choose to grant or contribute toward the design, construction or operation of the Museum.

**Remarks**

- 1.     The Agreement Interim Lease Modifications:
- 2.     The Term of the Lease shall not exceed 7 years from February 24, 2010, the commencement date.

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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 LABOR LICENSING AND REGULATION**

Employment and Training and Maryland Occupational Safety &amp; Health (Baltimore)

**Landlord** Komar Properties Limited Partnership  
P.O. Box 196  
Stevenson, MD 21153

**Property Location** 428 East Preston St  
Baltimore, MD 21202

<b><u>Space Type</u></b>	Storage	<b><u>Lease Type</u></b>	New	<b><u>Square Feet</u></b>	5,000
<b><u>Duration</u></b>	5 years	<b><u>Effective</u></b>	6/1/2015		
<b><u>Annual Rent</u></b>	\$32,500.00	<b><u>Square Foot Rate</u></b>		\$6.50	
		<b><u>Prev. Sq. Ft. Rate</u></b>		\$5.09	
		<b><u>Effective Square Foot Rate</u></b>		\$8.00	
		<b><u>Previous Eff. Square Foot Rate</u></b>		\$6.59	

**Utilities Responsibility** Tenant  
**Custodial Responsibility** Landlord

**Previous Board Action(s)** 5/24/2000 - 10-L; 5/11/2005 – 15-L; 3/24/2010 – 13-LT;  
10/16/2013 – 8-LT-MOD

**Fund Source** PCA KBD10 66% Federal; 18% Special Funds and 16%  
General

**Special Conditions**

1. The lease contains escalations/de-escalations for real estate taxes and custodial service.
2. The lease contains one (1) option renewal for five (5) years.
3. The lease incorporates one (1) reserved parking space free of charge.

**Remarks**

1. This space has been used since June 1, 2000 as storage for Employment and Training (E&T) and Maryland Occupational Safety & Health (MOSH) records. This location specifically stores unemployment and safety inspection records for the two stated divisions of the Department of Labor Licensing and Regulation.

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

**TENANT LEASE**

**ITEM**      13-LT (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** 14-LT

**DEPARTMENT OF HUMAN RESOURCES** Baltimore City  
(Baltimore City Department of Social Services)

**Landlord** Komar Properties Limited Partnership, LLLP  
P.O. Box 196  
Stevenson, MD 21153

**Property Location** 428 East Preston St.  
Baltimore, MD 21202

<b><u>Space Type</u></b>	Storage	<b><u>Lease Type</u></b>	New	<b><u>Square Feet</u></b>	10,500
<b><u>Duration</u></b>	5 years	<b><u>Effective</u></b>	4/1/2015		
<b><u>Annual Rent</u></b>	\$56,175.00	<b><u>Square Foot Rate</u></b>		\$6.50	
		<b><u>Prev. Sq. Ft. Rate</u></b>		\$5.09	
		<b><u>Effective Square Foot Rate</u></b>		\$8.00	
		<b><u>Previous Eff. Square Foot Rate</u></b>		\$6.59	

**Utilities Responsibility** Tenant

**Custodial Responsibility** Landlord

**Previous Board Action(s)** 6/23/1999-27-L; 3/10/2004-4-L; 3/24/2010-15-LT;  
10/16/2013-10-LT-MOD

**Fund Source** N00G005 PCA G5000 SubOBJ 1351  
47% General/ 53% Federal

**Special Conditions**

1. The lease contains escalations/de-escalations for real estate taxes and custodial service.
2. The lease contains one (1) option renewal for five (5) years.
3. The lease incorporates four (4) use-in-common parking spaces free of charge.

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

**TENANT LEASE**

**ITEM**        14-LT (Cont.)

**Remarks**

1.        This space has been used since September 1999 as rollover storage for the Baltimore City Department of Social Services Record Management Division. Closed client files are stored at this location before they are archived to Jessup.
  
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** 16-LT-OPT**MARYLAND INSURANCE ADMINISTRATION** Baltimore City

**Landlord** Komar Properties Limited Partnership, LLLP  
P.O. Box 196  
Stevenson, MD 21153

**Property Location** 428 East Preston St.  
Baltimore, MD 21202

<b><u>Space Type</u></b>	Storage	<b><u>Lease Type</u></b>	Renewal	<b><u>Square Feet</u></b>	1,500
<b><u>Duration</u></b>	5 years	<b><u>Effective</u></b>	4/1/2015		
<b><u>Annual Rent</u></b>	\$9,750.00	<b><u>Square Foot Rate</u></b>		\$6.50	
		<b><u>Prev. Sq. Ft. Rate</u></b>		\$5.09	
		<b><u>Effective Square Foot Rate</u></b>		\$8.00	
		<b><u>Previous Eff. Square Foot Rate</u></b>		\$6.59	

**Utilities Responsibility** Tenant  
**Custodial Responsibility** Landlord  
**Previous Board Action(s)** 6/18/2003-13-L; 3/24/2010-14-LT; 10/16/2013-9-LT-MOD  
**Fund Source** 100% Special Funds 1000 PCA 10003 SubOBJ 1303

**Special Conditions**

1. The lease contains escalations/de-escalations for real estate taxes and custodial service.
2. The lease contains one (1) option renewal for five (5) years.
3. The lease incorporates one (1) use-in-common parking space free of charge.

**Remarks**

1. This space has been used since July 1, 2003 as a records storage facility for the Maryland Insurance Administration.
2. The lease contains a termination for convenience clause.



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

**TENANT LEASE**

**ITEM**        16-LT-OPT (Cont.)

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.

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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-MOD

**DEPARTMENT OF GENERAL SERVICES** Salisbury, MD

**Landlord** City of Salisbury  
125 N. Division St.,  
Salisbury, MD 21801

**Property Location** Salisbury Multi-Service Parking Lot  
201 Baptist St.,  
Salisbury, MD 21801

**Space Type** Surface Lot      **Lease Type** Lease Extension      **Number of Spaces** 150  
**Duration** 1 Year 3 months      **Effective** 11/1/2014  
**Annual Rent** \$6,000.00      **Rate/Space/Month** \$3.33

**Utilities Responsibility** Landlord  
**Custodial Responsibility** Landlord

**Previous Board Actions** 10/31/1984 – Item 17-RP

**Retro-Active Lease** The lease commenced on October 1, 1984 with a term of 15 years and 3 options to extend the lease an additional 5 years each. The lease expired on September 30, 2014 and the agency continues to occupy the space without a lease agreement. The Board is now requested to retroactively approve the leasing of this space for the one (1) month period from October 1, 2014 to October 31, 2014 pursuant to State Finance and Procurement Article 11-204 (c), concurrent with the lease action requested by this agenda item. The rent for the retroactive period is \$500.00. This will provide the necessary time to complete the purchase of the parking lot. The City of Salisbury reviewed and approved this extension on October 6, 2014

**Funding** 100 % General - Agency H00 PCA 33551/Object 0705

**Remarks**

1. The City of Salisbury approved this lease extension on October 6, 2014.
2. These spaces are to be used by State of Maryland employees.
3. The number of spaces is on a 1:2 ratio established for this area.
4. There is no termination for convenience for this lease.

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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**            18-CGL

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

*Board of Directors of the Arc of Howard County, Inc. (Howard County)*

*The Arc’s Homewood Road Renovation*

*“For the planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Homewood Road Facility.”*

***\$9,000.00***

*Maryland Consolidated Capital Bond Loan of 2011 (LHI – Chapter 444, Acts of 2011; as amended by Chapter 463, Acts of 2014)*

*DGS Item G152; (SL-011-130-038)*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2015 and the Board of Public Works to certify a matching fund. The Board of Directors of the Arc of Howard County, Inc. has submitted documentation that it has a \$102,765.00 grant from Howard County, Maryland to meet the matching fund requirement for this project.

**BACKGROUND**

Total Project	\$410,025.00
<b>11-G152 (This Action)</b>	<b>\$ 9,000.00</b>
13-G075 (Prior Action)	\$100,000.00
Local Cost	\$301,025.00

(Prior Action: 10/16/13 Agenda, Item 12-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.

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

**CAPITAL GRANTS AND LOANS**

**ITEM**        18-CGL (Cont.)

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

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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 enter into a grant agreement for the following grant:

*County Executive and County Council of Anne Arundel County  
Bestgate Park*

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of Bestgate Park including the installation of a scoreboard, fencing, and well for irrigation access.”*

***\$150,000.00***

*Maryland Consolidated Capital Bond Loan of 2014 (LHI - Chapter 463, Acts of 2014)  
DGS Item 061, (SL-015-140-038)*

**MATCHING FUND** No match is required.

<b><u>BACKGROUND</u></b>	Total Project	\$150,000.00
	<b>14-061 (This Action)</b>	<b>\$150,000.00</b>
	Local Cost	\$ 0.00

**REMARKS**

- (1) The grant agreement has been modified with the following: *Indemnification. To the extent permitted by law and without waiving any defenses, immunities, or the provisions of the Maryland Local Tort Claims Act, Grantee...*
- (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) Invoices should be submitted to the Department of General Services for the disbursement of funds.

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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 certify matching funds and enter into a grant agreement for the following grant:

*Board of Trustees of the Oxford Community Center, Inc. (Talbot County)*  
*Oxford Community Center*  
*“For the repair, renovation, and capital equipping of the Oxford Community Center.”*

***\$100,000.00***

*Maryland Consolidated Capital Bond Loan of 2013 (LSI – Chapter 424, Acts of 2013, as amended by Chapter 463, Acts of 2014)*  
*DGS Item G104; (SL-067-080-038)*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2015 and the Board of Public Works to certify a matching fund. The Board of Trustees of the Oxford Community Center, Inc. has submitted documentation that it has \$1,075,958.96 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 Trustees of the Oxford Community Center, Inc. \$100,000.00 for eligible expenditures.

**BACKGROUND**

Total Project	\$3,300,000.00
<b>13-G104 (This Action)</b>	<b>\$ 100,000.00</b>
09-G142 (Prior Action)	\$ 75,000.00
08-G109 (Prior Action)	\$ 50,000.00
Local Cost	\$3,075,000.00

(Prior Actions: 5/4/11 Agenda, Item 16-CGL; and 6/9/10 Agenda, Item 31-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.

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

**CAPITAL GRANTS AND LOANS**

**ITEM**        20-CGL (Cont.)

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

---

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

**APPROVED**

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

**WITHOUT DISCUSSION**

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

**CAPITAL GRANTS AND LOANS**

**ITEM**            21-CGL

Submission of a request from the *Board of Trustees of the International Masonry Institute (IMI)* that the Board of Public Works approve:

(1) IMI selling real property located at 176 Prince George Street and 36-44, inclusive, East Street, and known as the James Brice House, in the City of Annapolis, Anne Arundel County, Maryland, for \$2,500,000.00 to the State of Maryland, to the use of the Board of Public Works, which property was improved with State grant funds; and

(2) IMI retaining the sale proceeds for the purpose of consolidating and continuing operations at its National Training Center in Bowie, Maryland.

**PAST BPW ACTIONS**

04/02/08 DGS Agenda, Item 11-CGL.H (revised); DGS #06-G113 (SL-062-060-038)

**BACKGROUND**

The State granted IMI \$400,000.00 in general-obligation bond proceeds as follows:

***\$400,000.00***

***Maryland Consolidated Capital Bond Loan of 2006 (LHI - Chapter 046, Acts of 2006)***

*“For the planning, design, repair, and renovation of the exterior masonry, windows, and wood trim at the James Brice House, located in Annapolis.”*

The Board of Public Works and IMI entered into a grant agreement containing the standard language that prohibits IMI from selling, exchanging, giving away, transferring or disposing of the real property without Board approval.

Due to the current recession and economic downturn, IMI has experienced financial hardship forcing lay-offs and a reduction in services provided. Therefore, IMI has entered into an agreement to sell the grant-funded property to the State of Maryland for a price of \$2,500,000.00 pending Board of Public Works approval of the Agreement of Sale. With the sale of the James Brice House and use of the sale proceeds, IMI will be able to consolidate its operations and continue its mission of providing training, education, and free technical assistance to the design and construction communities.



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

**CAPITAL GRANTS AND LOANS**

**ITEM**        21-CGL (Cont.)

The Department of General Services recommends approval of the sale of the grant-funded property, and of IMI retaining the sale proceeds. Retaining the proceeds of the sale is conditioned on IMI using those proceeds to continue its mission.

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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

**MARYLAND HIGHER EDUCATION COMMISSION**

**RECOMMENDATION**

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

**Community College of Baltimore County – Essex Campus**  
Health Careers & Technology (HTEC) Building Renovation/Addition  
(Former N Building) - Design

The project is to renovate and construct an addition to the former N Building to create a 73,940 NSF/ 122,739 GSF Health Careers and Technology (HTEC) Building. The new labs, lecture rooms, faculty offices, and other spaces will be used by the School of Health Professions, which currently lacks functional career training labs and sufficient faculty offices. The building will also enable the consolidation of continuing education allied health programs, support the ongoing demand for a highly skilled health care workforce, and facilitate collaborations with area medical institutions.

<b>\$900,000.00</b>	MCCBL 2007/Item 045	\$ 13,127.99
	MCCBL 2013/Item 018	<u>\$ 886,872.01</u>
	<b>TOTAL</b>	<b>\$ 900,000.00</b>
	CC-05-MC07/13-436	

**MATCHING FUND** Community College of Baltimore County – \$900,000.00  
Cost sharing is 50% State share, 50% 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	\$1,800,000.00	\$900,000.00.	\$900,000.00
This Action	\$1,800,000.00	<b>\$900,000.00</b>	\$900,000.00

**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 the Community College of Baltimore County and signed by local authorities.

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

**CAPITAL GRANTS AND LOANS**

**ITEM**            22-CGL (Cont.)

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

---

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

**APPROVED**

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

**WITHOUT DISCUSSION**

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

**CAPITAL GRANTS AND LOANS**

**ITEM**            23-CGL

**MARYLAND HIGHER EDUCATION COMMISSION**

**RECOMMENDATION**

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

**Community College of Baltimore County – Catonsville Campus**

Mathematics and Science Hall Renovation/Expansion (Building F) – Construction  
Renovate the existing 46,215 GSF F Building (former Library) and provide a new 42,925 GSF addition to create a new Mathematics and Science Hall containing labs, lecture space, student study spaces, faculty offices and planetarium to help eliminate space deficiencies in the Science and Math Departments.

**\$13,989,000.00**

MCCBL 2014/Item 023            CC-04-MC11/13/14-417

**MATCHING FUND** Community College of Baltimore County – \$13,989,000

Cost sharing is 50% State share, 50% 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	\$36,882,000.00	\$18,441,000.00	\$18,441,000.00
This Action	\$27,978,000.00	<b>\$13,989,000.00</b>	\$13,989,000.00
Previous Action, 20-CGL, 12/14/13	\$ 2,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00
Previous Action, 15-CGL, 3/6/13	\$ 2,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00
Previous Action, 22-CGL, 10/19/11	\$ 4,904,000.00	\$ 2,452,000.00	\$ 2,452,000.00

**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 the Community College of Baltimore County and signed by local authorities.

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

**CAPITAL GRANTS AND LOANS**

**ITEM**        23-CGL (Cont.)

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

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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

**MARYLAND HIGHER EDUCATION COMMISSION**

**RECOMMENDATION**

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

**Frederick Community College**

Building B Reconfiguration/Conversion - Construction

Renovate the existing 18,685 NASF/ 32,592 GSF Academic Hall Building B. The project includes reconfiguring the building’s classrooms into learning spaces consistent with today's teaching methodologies and technologies, including collaborative learning, lecture/laboratory and traditional lecture spaces. This project will also provide support offices, adjunct faculty workspace, student study space and learning support areas.

**\$4,049,000.00**                    MCCBL 2013/Item 018                    CC-06-MC12/13-434

**MATCHING FUND**                    Frederick Community College – \$2,980,500.00

Cost sharing is 57.6% State share, 42.4% 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	\$7,684,014.00	\$4,426,000.00	\$3,258,014.00
This Action	\$7,029,500.00	<b>\$4,049,000.00</b>	\$2,980,500.00
Previous Action, 28-CGL, 9/18/13	\$ 654,514.00	\$ 377,000.00	\$ 277,514.00

**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.

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

**CAPITAL GRANTS AND LOANS**

**ITEM**            24-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**            25-CGL

**MARYLAND HIGHER EDUCATION COMMISSION**

**RECOMMENDATION**

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

**Howard Community College**

New Science, Engineering and Technology (SET) Building - Construction  
Construct a new 145,300 GSF building to support science and engineering programs including biology, chemistry, physics, astronomy, meteorology, horticulture, physical science, geology, engineering technology, telecommunications, computer forensics, biomedical engineering and advanced computer systems

**\$8,947,000.00**

MCCBL 2013/Item 018

CC-14-MC07/08/09/10/11/13-422

**MATCHING FUND**    Howard Community College – **\$8,947,000.00**

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

**BACKGROUND**

	<b><u>Total Amount</u></b>	<b><u>State Share</u></b>	<b><u>Local Share</u></b>
Total Project	\$23,830,000.00	\$11,915,000.00	\$11,915,000.00
This Action	\$17,894,000.00	<b>\$ 8,947,000.00</b>	\$ 8,947,000.00
Previous Action, 12-CGL, 2/8/12	\$ 5,936,000.00	\$ 2,968,000.00	\$ 2,968,000.00

**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 Howard Community College and signed by local authorities.



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

**CAPITAL GRANTS AND LOANS**

**ITEM**        25-CGL (Cont.)

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

---

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

**APPROVED**

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

**REVISED**

**CAPITAL GRANTS AND LOANS**

**ITEM**            27-CGL

**DEPARTMENT OF HEALTH AND MENTAL HYGIENE**

**RECOMMENDATION**     That the Board of Public Works approve a grant of \$402,604.00 to *Way Station, Inc.* (Frederick County) for the acquisition and renovation of a house located at 9568 Joey Drive, Ellicott City, MD 21042.

**PROJECT**

- 1)     Acquisition of a four-bedroom house located at 9568 Joey Drive, Ellicott City, MD.

Contract of Sale	\$500,000.00
Sheila Muccio, Columbia, MD	\$510,000.00
Jason D. Lewis, Arnold, MD	\$520,000.00
DGS accepted appraisal	\$510,000.00
Eligible amount	\$500,870.00*
State Share at 74%	\$371,567.00**

\*Includes the lesser of the DGS accepted value or the contract price at \$500,000.00, and the cost of appraisals at \$870.00.

- 2)     Construction renovation contract with William C. Barton and Associates, Reisterstown, MD at \$41,842.00. State share at 74% is \$31,037.00\*\*.

\*\* State share reflects rounding.

**REMARKS**

- (1)     Grantee is a nonprofit organization.
- (2)     This project will provide a four-bed “Crisis House” for 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.

