#### **BOARD OF PUBLIC WORKS**

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OCTOBER 18, 2017

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Contact: Bill Morgante 410-260-7791 Bill.morgante@maryland.gov

#### 1. **BOARD OF PUBLIC WORKS**

Wetlands Licenses Concurrence Cases

**Recommendation:** The Board of Public Works Wetlands Administrator recommends that the Board grant licenses for projects involving dredging or filling or both in the navigable waters of Maryland.

*MDE*: 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.

#### ANNE ARUNDEL COUNTY

17-0001	ROLAND	М.	LLOYD	JR.	To	mechanically	dredge	a	spur	channel,	remove
	platform, o	const	ruct plati	form	exte	ension, and prov	vide for	6-y	ear dı	redging pe	eriod.

Pasadena, Cockey Creek

Special conditions: Time-of-year restriction; maintenance dredging, disposal, and staking requirements.

17-0111	KATHRYN M. CLARKE	17-0120	CHERL SHERMAN-BAUST
17-0112	ROBERT HAMMOND	17-0121	GARY J. NORTH
17-0115	ROBERT HAMMOND	17-0122	DON CASTO
17-0118	JOHN ENSOR	17-0124	CHRISTOPHER SMITH
17-0119	ROBERT G. BROWNING	17-0202	CHARLES ANDERSON

These ten licenses are each to mechanically dredge spur channels and provide for 6-year dredging periods.

Pasadena, Cockey Creek

Special conditions: Time-of-year restriction; maintenance dredging, disposal, and staking requirements.



#### 1. BOARD OF PUBLIC WORKS (cont'd)

Wetlands Licenses Concurrence Cases

#### **BALTIMORE CITY**

17-0531 BALTIMORE CITY DEPT. OF PUBLIC WORKS and DEPT. OF TRANSPORTATION To replace Broening Highway Bridge, including replacing old piers with new ones, and installing concrete deck, sidewalks, parapets, and girders.

Baltimore, Colgate Creek

Special conditions: Time-of-year restriction; U.S. Coast Guard notice requirement

15-1054 THE VANE BROTHERS COMPANY To provide access and upgrade marine facility by mechanically maintenance dredging for a six-year period, constructing and backfilling replacement bulkhead and pier extension, and placing two timber cluster dolphins.

Baltimore, Patapsco River

Special conditions: Bulkhead construction, filling, maintenance dredging, and post-bathymetric survey requirements.

#### **BALTIMORE COUNTY**

17-0615 STATE HIGHWAY ADMINISTRATION To ensure bridge safety and function by burying submarine cable two-three feet deep, connecting cable, and installing fiberglass jackets around the H-beam piles.

MD 157 bridge over Bear Creek

Special conditions: Time-of-year, dredging, and sediment control restrictions. Requirements for ensuring free flow of navigation, debris removal from waterway and disposal, turbidity curtain and Coast Guard approval.

#### TALBOT COUNTY

17-0136 *GRAVES FAMILY LLC* To protect eroding shoreline by constructing revetment and groins, filling and grading sand, and planting marsh vegetation.

Royal Oak, Broad Creek

*Special conditions: Marsh vegetation and construction requirements.* 

Wetlands Created: 3,120 square feet

**BOARD OF PUBLIC WORKS** 

THIS ITEM WAS:

**APPROVED** 

**DISAPPROVED** 

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



Contacts: Carol Gilbert 301-429-7493 carol.gilbert@maryland.gov Kevin Baynes 410-209-5823 kevin.baynes@maryland.gov Jean Peterson 301-429-7667 jean.peterson@maryland.gov

#### 2. <u>DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT</u>

**Recommendation:** The Department of Housing and Community Development recommends that the Board of Public Works approve the Fiscal Year 2018 Baltimore Regional Neighborhood Initiative awards of general obligation bond proceeds.

Authority: Baltimore Regional Neighborhoods Initiative FY 2018

MCCBL of 2017 (Chapter 22 2017 Laws of Maryland)

**Amount:** \$8 million

Fund Source: MCCBL of 2017

**Background:** The Baltimore Regional Neighborhood Initiative (BRNI) demonstrates that strategic investment in local housing and businesses leads to healthy, sustainable communities with a growing tax base and enhanced quality-of-life. The initiative assists non-profit community partners working in communities in the Baltimore region where modest investment and a coordinated strategy have an appreciable neighborhood revitalization impact.

Overall BRNI funds support a wide range of community enhancement projects, including:

- Down payment assistance to attract home buyers to purchase and rehabilitate homes
- Programs to acquire or rehabilitate vacant or blighted properties
- Programs to improve existing residential and business properties
- Programs to achieve energy efficiency through weatherization and energy retrofits
- Development of mixed-use projects that may combine housing, retail and office space
- Development or enhancement of community open space or public infrastructure
- Workforce and employment development programs
- Strategic demolition

Projects supported by BRNI build on the strengths of existing Baltimore City and Inner-Beltway communities and are part of or integrated into a community's neighborhood strategic plan and local jurisdiction's Sustainable Communities Action Plan, comprehensive plan, economic development plan or transit-oriented development plan. Funded projects make possible a range of economic development and smart growth outcomes in existing communities, including:

- Stronger local economies in existing communities
- Increased local jobs and services
- Compact growth and mixed-use development
- Expanded housing choices for people of all economic backgrounds



#### 2. <u>DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT</u> (cont'd)

#### Awards:

Location	Awardee	Project Name	<b>Project Description</b>	Award
		Rodent Abatement Program	Implement a county based pilot program to eliminate rodents in Brooklyn Park with the distribution of rodent-proof trash carts.	\$200,000
Anne Arundel	Greater Baybrook	Chesapeake Arts Center Makerspace	Rehabilitation and transformation of woodworking shop to state of the art STEAM Makerspace.	\$25,000
County	Alliance	Brooklyn Park Property Rehabilitation Program	Continue expansion of the Arundel Community Development Services, Inc. property rehabilitation programs in Brooklyn Heights and Arundel Village in partnership with the Greater Baybrook Alliance.	\$250,000
	Dalain Edina	Restore and Reignite	Expand innovative projects, including block improvements and homebuying and commercial incentives.	\$250,000
Dolling	Belair-Edison Neighborhoods, Inc.	3545 Belair Road	Acquisition related to relocating the BENI office to 3545 Belair Road, retrofitting its current office, 3412 Belair Road to commercial mixed-use.	\$135,000
Baltimore City	Central Baltimore	Oliver Street Studios	Rehabilitate the Oliver Street Studios, a vital 66,000-sf artists' building, into compliance with housing, building, and life safety codes.	\$200,000
	Partnership, Inc.	Central Baltimore Legacy Home Improvement Program	Implement a facade and home improvement program to help low-income residents remain in their improving neighborhoods.	\$50,000



Location	Awardee	Project Name	<b>Project Description</b>	Award
		Baltimore Strategic Acquisition and Re- use Fund	Establish a joint revolving loan fund enabling the Central Baltimore Partnership, Southeast CDC and Southwest Partnership will to acquire strategic vacant/problem properties.	\$600,000
	Central Baltimore Partnership, Inc.	Central Baltimore Commercial Facade Improvement Program	Provide facade improvement matching grants to commercial properties to spark investment and eliminate blight elevating area districts.	\$50,000
Baltimore City		Community Spruce- Up Grant Program	Provide capital grants to stimulate economic development and community engagement in the BRNI area.	\$80,000
cont'd		The Compound Stabilization and Expansion	Stabilization of two condemned buildlings and site preparation to preserve the Compound, an artist-run residential, studio and work space, to meet codecompliance.	\$200,000
		The Playhouse Theater	Convert the long-vacant Playhouse Theatre into a publically accessible performing arts venue, cafe and research and training facility.	\$200,000
		Green and Safe	Provide community clean- up and security in Hoen, Broadway East and Oliver communities.	\$20,000
	City Life - Community Builders	City Seeds, a Humanim Social Enterprise: Teaching Kitchen and School of Food	Support fit out of City Seeds facilities, whose mission is to create jobs, scale small businesses and help entrepreneurs start their own food production businesses.	\$50,000
		Creative Corridors Mural, Lighting and Streetscaping	Create community designed murals, install dynamic lighting under Amtrak underpasses and provide streetscaping at Chester Street and Chase Street.	\$50,000



Location	Awardee	Project Name	<b>Project Description</b>	Award
	Druid Heights Community Development	Bakers View	Construct new affordable single-family townhomes located in the Druid Heights Neighborhood of West Baltimore as part of the Baker's View Homeownership Development.	\$400,000
	Corporation	Green and Streetscape Program	Re-develop and revitalize community green space.	\$50,000
		Arch Social Club	Assist with stabilization of the Arch Social Club.	\$90,000
	East Baltimore Development Inc.	Retail Tenant Improvements	Fit-out of a mixed-use building containing 194 room extended stay hotel and approximately 15,000 sf of retail space.	\$800,000
Baltimore City cont'd	Greater Baybrook Alliance	Community Spruce Up Grants	Provide funds to associations across Greater Baybrook for community- driven capital improvement projects.	\$50,000
		Rehabilitation for Early Childhood and Community Center	Renovate the property at 301 E. Patapsco Ave. in Brooklyn to create a community center for school and community programming.	\$350,000
		Brooklyn and Curtis Bay Property Rehabilitation Program	Expand the successful Arundel Community Development Services owner-occupied rehabilitation program into Brooklyn and Curtis Bay.	\$250,000
		Baybrook Youth Athletic Complex Lighting	Construct a 90,000 sq ft multipurpose athletic field in the Farring BayBrook Park which connects all three neighborhoods of the Greater Baybrook Alliance.	\$250,000
	Healthy Neighborhoods, Inc.	Reservoir Hill Community Enhancement Project	Implement housing rehabilitation and community projects to improve social, economic, and physical conditions.	\$750,000



Location	Awardee	Project Name	Project Description	Award
	Southeast Community Development Corporation  Southwest Partnership	Station East Predevelopment	Support predevelopment for the Station East redevelopment, including for the final acquisitions of distressed properties negatively impacting the rest of the neighborhood.	\$200,000
		Baltimore Highlands Revitalization	Support facade renovations, protected greenway on a visible avenue and large-scale public art in a targeted corridor between Middle Market and Middle Market Stressed areas in southeast Baltimore.	\$90,000
Baltimore City cont'd		Friends of Patterson Park Center	Support predevelopment and renovation of a former park superintendent's residence, which currently serves as the headquarters for the Friends of Patterson Park.	\$200,000
		Neighborhood Spruce-Up II	Provide grants to neighborhood groups to improve public spaces as part of the Neighborhood Spruce-Up program.	\$75,000
		Tenant Fit-Out	Provide tenant fit-out grants to new or expanding businesses in the Highlandtown Main Street commercial district.	\$150,000
		Defensible Spaces	Create defensible spaces of old public right of ways that no longer serve the public good by gating and allowing them to become spaces that can be used by residents whose properties abut the space.	\$100,000
		West Baltimore Facade Treatment	Provide funds to commercial property owners in the West Baltimore and Hollins Market area to improve their historic facades.	\$100,000



Location	Awardee	Project Name	Project Description	Award
	Southwest Partnership	Neighborhood Small Grants Fund	Capitalize a fund for small grants to neighborhood associations and block groups that will improve vibrancy and quality of life and eliminate blight.	\$75,000
Baltimore City cont'd		Near East Baltimore Revitalization Plan: Commercial Development reta spa con		\$200,000
	TRF Development Partners	Near East Baltimore Revitalization Plan:	Implement rental housing rehabilitation in Johnston Square, Oliver, and Broadway East through residential rehabilitation, retail development, open space improvements, and community engagement.	\$500,000
		Residential Rehab	Implement homeownership housing projects in Johnston Square, Oliver, and Broadway East through residential rehabilitation, retail development, open space improvements, and community engagement.	\$250,000
	Diversified Housing Development, Inc.	Diversified Housing Weatherization Program	Weatherize the homes of low to moderate income homeowners in the inner beltway communities of the Northwest Gateway Sustainable Community Area.	\$60,000
Baltimore County	Vibrant Neighborhoods 2.0 Revolving Loan Fund  Vibrant revolving lo targeted neig residential p		Capitalize and administer a revolving loan fund in targeted neighborhoods for residential property renovations.	\$250,000
	Corporation	Home Purchase Incentive Forgivable Loans	Provide forgivable loans for buyers to incentivize buying in the Dundalk BRNI area.	\$200,000



Location	Awardee	Project Name	<b>Project Description</b>	Award
Baltimore	Dundalk Renaissance Corporation	Commercial Improvement Grants	Provide grants to improve Main Street businesses and other commercial properties in Dundalk Avenue corridor target neighborhoods.	\$100,000
County cont'd	Main Street Business Incubator Gap Funding	Renovation of 11 Center Place as DRC offices and the Main Street Business Incubator Space.	\$100,000	
Total				\$8,000,000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

**APPROVED** 

**DISAPPROVED** 

DEFERRED

WITHDRAWN

WITH DISCUSSION



Contacts: Allen Cartwright (301) 429-7629 allen.cartwright@maryland.gov Jean Peterson (301) 429-7667 jean.peterson@maryland.gov

#### 3. <u>DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT</u>

**Recommendation:** That the Board of Public Works approve releasing the deed of trust on a property that received a loan from the Department of Housing and Community Development's Down Payment and Settlement Expense Program. The borrower is selling her property requesting release of the second lien deed of trust to facilitate a short sale due to financial hardship. The borrower will sign an unsecured promissory note in the amount of \$4,000.

**Borrower:** Bonnie Perez

1703 Bayview Road, Shady Side 20764

Anne Arundel County

**Loan Authority:** Down Payment and Settlement Expense Loan Program:

Housing and Community Development Article, §§ 4-301-4-309,

Annotated Code of Maryland

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

Security Interest: Annotated Code of Maryland

Original Loan: S 5,000 Current Balance: Current Balance: \$ 4,000

**BOARD OF PUBLIC WORKS** 

THIS ITEM WAS:

APPROVED

**DISAPPROVED** 

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



Contact: Ellen Frketic 410-729-8307 efrke@menv.com

#### 4. MARYLAND ENVIRONMENTAL SERVICE

Dan's Mountain State Park

Construction Contract: Dan's Mountain New Well

MES Project # 1-17-2-08-5

Description: Construct new well, controls; abandon out-of-service well.

**Procurement:** Competitive Sealed Bids

Single Bid Received

Bids: Carl Belt Inc., Cumberland, MD \$ 179,850

Award: Carl Belt Inc. Amount: \$ 169,050

*Term:* 190 calendar days

MBE Participation: 5.4%

**Remarks:** Dan's Mountain State Park water system consists of three wells to supply water to two different areas. Only one well is operational and that well does not produce sufficient water to satisfy demand. Constructing a new well and controls will ensure reliable water service.

The project was advertised at *eMaryland Marketplace* and MES website. A notification by email was sent to 10 well drilling companies listed in the MES bidder's list. Eight companies requested bid packages; 14 companies read the solicitation (six well drillers, five general contractors, and three engineering firms). A single responsive bid was received. MES surveyed potential bidders (contractors and well drillers) to learn why they did not bid. Reasons for no-bids included: difficult geology (rock formation); no rock drilling experience; and challenging erosion/sediment control requirements. Also many local well drillers chose to provide pricing through Carl Belt, Inc., the general contractor, rather than bid the job as a prime.

MES concludes that the contract price is fair and reasonable. The original bid price Carl Belt, Inc. submitted was lower than the projected construction budget. Moreover, because MES received only a single bid, it then negotiated with Carl Belt, Inc. which agreed to reduce the contract price by \$10,800.

Fund Sources: MCCBL of 2016 Appropriation Code: 177 MCCBL 16 (PCA # 12013)

Tax Compliance No. 17-1736-1111 Resident Business: Yes

**BOARD OF PUBLIC WORKS** 

**APPROVED** 

THIS ITEM WAS:

DEFERRED

DISAPPROVED

WITHDRAWN

WITH DISCUSSION



Contact: Gary McGuigan (410) 223-4118 gmcguigan@mdstad.com

#### 5. MARYLAND STADIUM AUTHORITY

Ocean City Convention Center Renovation and Improvements

Contract ID: Phase III - Ocean City Convention Center Renovation and Improvements

**Project:** The Roland E. Powell Ocean City Convention Center at 4001 Coastal Highway will be renovated and improved. This Item is for award of pre-construction services only. The Stadium Authority anticipates that it will later present bid packages to the Board to be awarded to the contractor for the construction phase.

Contractor: Barton Malow Company, Baltimore, MD 21201

*Term*: 10/2017 – 12/2018

*Amount:* \$ 100,000 (pre-construction services)

**Procurement Method:** Competitive Sealed Proposals

Proposals:

Offeror	Overall Score	Preconstruction Phase Fee	Construction Phase Management Fees
Barton Malow Company	916	\$ 100,000	\$ 2,504,098
The Whiting-Turner Contracting	898	\$ 108,000	\$ 2,897,792
Company			

*MBE Goal:* 0% (pre-construction services)

**Remarks:** When only one firm responded to the first Request for Proposals issued in spring 2017, Ocean City and the Stadium Authority re-advertised the procurement to seek fuller competition. In summer 2017, technical proposals were received from two firms. The technical selection committee reviewed the submissions and requested clarifications from both firms. Both firms were found to be technically acceptable and qualified to submit a financial proposal. The committee conducted interviews seeking clarifications to various schedule and cost-related items with both firms. Best and Final Offer proposals were requested from both firms to address the items discussed.



### 5. MARYLAND STADIUM AUTHORITY (cont'd) Ocean City Convention Center Renovation and Improvements

**Remarks** (cont'd): The Stadium Authority Board recommends awarding the CM services contract to the Barton Malow Company, the top ranked firm. Preconstruction services throughout design phase include cost-estimating, scheduling, project phasing, constructability reviews, value engineering, quality assurance, scope definitions, and bid packaging/preparations.

Authority: § 10-622, Economic Development Article, Annotated Code of MD

Fund Source: Town of Ocean City

State Matching Grant (MCCBL of 2017: Item ZA00(AS)) ugg"cwcej gf

*Tax Compliance No.:* 17-2736-1111

**Resident Business**: Yes

**BOARD OF PUBLIC WORKS** 

THIS ITEM WAS:

**APPROVED** 

**DISAPPROVED** 

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



Larry Hogan Governor

Michael J. Frenz Executive Director

Members

Thomas E. Kelso Chairman

Leonard J. Attman Joseph C. Bryce Gary L. Mangum Manervia W. Riddick James T. Smith, Jr. Jodi C. Stanalonis

> Capital Projects Development Group

Gary McGuigan Senior Vice President

> Eric Johnson Vice President

Maryland Stadium Authority The Warehouse at Camden Yards 351 W. Camden Street, Suite 300 Baltimore, MD 21201 410-223-4150 1-877-MDSTADIUM

> cpdginfo@mdstad.com www.mdstad.com

Voice: 800-201-7165 TTY: 800-735-2258 October 20, 2017

Ms. Sheila McDonald, Esq.
Executive Secretary
State of Maryland Board of Public Works
Louis L. Goldstein Treasury Building
80 Calvert Street
Annapolis, MD 21401

Dear Secretary McDonald,

On October 18, 2017 the Board of Public Works approved Secretary's Agenda Item 5 (copy attached) to award a contract to the Barton Malow Company in the amount of \$100,000 to provide preconstruction services for the Ocean City Convention Center Renovation and Improvements project. The item submitted erroneously identified State Matching Grant (MCCBL of 2017; Item ZA00(AS) as a source of funds. In accordance with BPW Advisory 2004-3, Maryland Stadium Authority requests that the record be corrected to eliminate this item and to reflect the Town of Ocean City as the only funding source.

Please contact me with any questions or concerns.

Sincerely,

Gary McGuigan Senior Vice President

cc:

The Honorable Lawrence J. Hogan, Governor The Honorable Peter V.R. Franchot, Comptroller of Maryland The Honorable Nancy K. Kopp, State Treasurer



Contact: Robert A. Gorrell 410-767-0096 Robert.gorrell@maryland.gov

#### 6. STATE PUBLIC SCHOOL CONSTRUCTION PROGRAM

Amendments to FY 2018 Capital Improvement Program Anne Arundel County Public Schools Prince George's County Public Schools Maryland School for the Blind

**Recommendation:** The Interagency Committee on School Construction recommends that the Board of Public Works approve amending the State School Construction Program for Fiscal Year 2018.

FY 2018 CIP Priority	Project Name	PSC Number	Project Scope	Current Allocation	Requested Increase	Total Revised Allocation			
Anne Aru	ndel County								
22	George Cromwell E	02.063.18 LPC	Renovation / Addition	\$1,000,000	\$268,283	\$1,268,283			
Baltimore	Baltimore City								
15	#035 Harlem Park PK-8	30.277.17 SR	HVAC	1,790,000	1,789,000	3,579,000			
17	#095 Franklin Square PK-8	30.243.14/18 SR	HVAC/Windo ws/Structural	1,628.000	3,769,000	5,397.000			
21	#011 Eutaw Marshburn Elementary	30.267.18 SR	HVAC	\$0	4,825,000	4,825,000			
22	#011 Eutaw Marshburn Elementary (	30.267.18 SR	Fire Alarms	\$0	1,160,000	1,160,000			
23	#206 Furley PK-5	30.256.18 SR	HVAC	\$0	2,257,000	2,257,000			
24	#10 James McHenry PK-8	30.197.18 SR	Windows	\$0	585,000	585,000			
26	#251 Callaway PK-5	30.257.18 SR	HVAC	\$0	4,029,000	4,029,000			
32	#31 Coldstream PK-8	30.198.18 SR	Roof/Windows & Doors	\$0	1,855,000	1,855,000			
Maryland	School for the Blind								
2	Newcomer, Case and Campbell Halls	25.001.18C	Renovation/ Addition	\$1,180,000	\$140,268	\$1,320,268			
Prince Ge	orge's County								
46	Robert Goddard Montessori School	16.181.18 SR	HVAC	\$5,042,000	\$3,901,000	\$8,943,000			
50	Andrew Jackson Middle School	16.197 SR	Windows	\$0	\$289,163	\$289,163			

*Prior Approval*: Secretary Item 14 (5/10/17)



### 6. <u>STATE PUBLIC SCHOOL CONSTRUCTION PROGRAM</u> (cont'd) Amendments to the FY 2018 Capital Improvement Program

**Background:** Anne Arundel County Public Schools, Baltimore City Public Schools, Prince George's County Public Schools, and the Maryland School for the Blind request to use funds from the Statewide contingency account reserved for their respective school systems.

**Authority:** If school construction funds provided to a county in one Fiscal Year Capital Improvement Program cannot be allocated to, or used for, the eligible project within two years of the initial authorization, the county may opt to have the funds: (1) applied to another eligible project in the current CIP or (2) reserved in the contingency fund for eligible projects in the county in the next FY CIP. § 5-301(j)(3), Education Article, Annotated Code of Maryland.

**BOARD OF PUBLIC WORKS** 

THIS ITEM WAS:

APPROVED

DISAPPROVED

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION

### Revised at Meeting

#### BOARD OF PUBLIC WORKS SECRETARY'S ACTION AGENDA October 18, 2017



Contact: Robert A. Gorrell 410-767-0096 Robert.gorrell@maryland.gov

## 7. <u>STATE PUBLIC SCHOOL CONSTRUCTION PROGRAM</u> State Cost Share Percentage – Fiscal Year 2019 through Fiscal Year 2021 COMAR 23.03.02.05

**Recommendation:** The Interagency Committee on School Construction recommends that the Board of Public Works:

- Establish for each subdivision the State cost share percentage for fiscal years 2019, 2020, and 2021. The State cost share percentage is the percentage of eligible costs of approved public school construction projects that the State may fund.
- Propose amendments to COMAR 23.03.02.05 to reflect the updated cost share percentages and to include Qualified School Construction Bonds debt in the formula for calculating the cost share percentage

Authority: Section 5-301(d)(3)(i) of the Education Article, Annotated Code of Maryland

**Prior Approval**: The Board adopted the State cost share percentage for fiscal years 2016, 2017, and 2018 in Secretary's Agenda Item 15 (4/1/15).

**Regulatory Process:** Approval of this Item authorizes the Public School Construction Program to submit the regulatory proposal to the AELR Committee and then to the *Maryland Register* for public comment.

*Background:* The IAC must "recommend to the Board of Public Works the cost share percentage to be applied to projects submitted for approval in the Fiscal Year 2013 local CIP and every 3 years thereafter." COMAR 23.03.02.05C.

The current regulation must be updated as the preliminary FY 2019 CIP is now being prepared.

When calculating the updated State cost share per the regulatory formula, the Office of the Attorney General and the Department of Legislative Services advised the IAC that Baltimore City debt, as described in the regulatory formula, did not include \$127 million in Qualified School Construction Bonds debt. Based on that advice, the IAC recommends amending the regulatory formula to allow Baltimore City Public Schools to include Qualified School Construction Bonds debt issued in the total outstanding bond debt that has been reported.



#### **Revised at Meeting**

## 7. STATE PUBLIC SCHOOL CONSTRUCTION PROGRAM (cont'd) State Cost Share Percentage – Fiscal Year 2019 through Fiscal Year 2021 COMAR 23.03.02.05

#### Proposal to Amend COMAR 23.02.03.05:

NOTE: New language shown in bold italics; deleted language shown in brackets.

#### .05 State Cost Share Percentage

- A. The State may fund eligible costs of approved public school construction projects according to the State cost share percentage established in this regulation.
- B. Percentages.
- (1) The minimum State share of public school construction funding for eligible costs of approved projects is 50 percent.
  - (2) The maximum State share of public school construction funding for eligible costs of approved projects beginning Fiscal Year 2019 is 98 percent.
  - (3) For Fiscal Year [2016 through Fiscal Year 2018] **2019**, the State share percentages of public school construction funding for eligible costs of approved projects are as follows:

COUNTY	[FY2016	FY2017	FY2018	FY2019
Allegany	88%	83%	83%	85%
Anne Arundel	50%	50%	50%	50%
Baltimore City	93%	93%	93%	<mark>93%</mark>
Baltimore	52%	52%	52%	56%
Calvert	53%	53%	53%	53%
Caroline	80%	80%	80%	81%
Carroll	59%	59%	59%	<mark>59%</mark>
Cecil	64%	63%	63%	66%
Charles	61%	61%	61%	61%
Dorchester	76%	76%	76%	<mark>76%</mark>
Frederick	64%	64%	64%	<mark>64%</mark>
Garrett	50%	50%	50%	50%
Harford	63%	63%	63%	<mark>63%</mark>
Howard	55%	55%	55%	<mark>55%</mark>
Kent	50%	50%	50%	50%
Montgomery	50%	50%	50%	50%
Prince George's	63%	63%	63%	70%
Queen Anne's	50%	50%	50%	51%
St. Mary's	59%	58%	58%	<mark>58%</mark>
Somerset	100%	100%	100%	<mark>100%</mark>



#### **Revised at Meeting**

COUNTY	[FY2016	FY2017	FY2018	FY2019
Talbot	50%	50%	50%	50%
Washington	71%	71%	71%	71%
Wicomico	97%	97%	97%	<mark>97%</mark>
Worcester	50%	50%	50%]	50%

- (4) Reductions in cost share that exceed -5% shall be phased in over 3 years so that a 1-year reduction in the cost share percentage does not exceed -5%.
- (5) The State share percentage for the Maryland School for the Blind shall be 93 percent of eligible costs of approved projects.

#### C. Revisions to Percentages.

- (1) By October 2010 and every 3 years thereafter, the IAC shall recommend to the Board of Public Works the cost share percentage to be applied to projects submitted for approval in the Fiscal Year 2013 local CIP and every 3 years thereafter.
- (2) The IAC shall use the formula in §C(3) of this regulation to recommend revisions to the State cost share percentage.
- (3) The IAC shall add the following amounts to calculate the recommended revised cost share amounts:
  - (a) The LEA's current State share of the Foundation program divided by the Foundation program of the LEA as defined
  - (b) The current amount of State aid provided to the LEA by the guaranteed tax base program as defined under Education Article, §5-210, Annotated Code of Maryland, divided by the Foundation program of the LEA;
  - (c) 20 percent of the amount by which the LEA's free and reduced price meal percentage exceeds the Statewide free and reduced price meal percentage in the prior school year;
  - (d) 5 percent if the county where the LEA is located is a One Maryland county that has an unemployment rate greater than 1.5 times the State average unemployment rate;
  - (e) 5 percent if the county where the LEA is located is a One Maryland county that has a per capita income below 67 percent of the State average per capita income;
  - (f) The difference between the percent growth in the LEA's full-time equivalent enrollment, as defined by Education;
  - (g) 10 times the amount by which the county's *and local board's* total outstanding school construction debt at the end of the 2<sup>nd</sup> prior fiscal year plus the county's total school construction expenditures from its operating budget from the 4<sup>th</sup> to the 2<sup>nd</sup> prior fiscal years exceeds 1 percent of the county wealth, as defined by Education Article, §5-202, Annotated Code of Maryland, for the prior fiscal year.

**BOARD OF PUBLIC WORKS** 

THE ABOVE REFERENCED ITEM WAS:

**APPROVED** 

**DISAPPROVED** 

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



### Supplemental

Contact: Robert Gorrell 410-767-0610 robert.gorrell@maryland.gov

#### 8. STATE PUBLIC SCHOOL CONSTRUCTION PROGRAM

**Recommendation**: That the Board of Public Works recognize and commend the nine public schools receiving Superior ratings in the *Maintenance of Maryland's Public School Buildings* report (Sept. 2017).

**Background**: On behalf of the Interagency Committee on Public School Construction, the Public School Construction Program inspected 233 schools in the 24 school systems in fiscal year 2017. This is the 37<sup>th</sup> year that inspections have been performed. The results appear in the *Maintenance of Maryland's Public School Buildings* report (Sept. 2017):

#### Of the 233 schools inspected:

9 schools were rated Superior 131 schools were rated Good 93 schools were rated Adequate 0 schools were rated Not Adequate 0 schools were rated Poor

#### Superior ratings went to:

County	School		
Baltimore	Mays Chapel Elementary		
Caroline	Preston Elementary		
Cecil	Calvert Elementary		
Frederick	Oakdale Elementary		
Garrett	Northern Middle		
	Bel Pre Elementary		
Montgomery	Candlewood Elementary		
	Farquhar (William) Middle		
Wicomico	Pittsville Elementary/Middle		

**BOARD OF PUBLIC WORKS** 

THIS ITEM WAS:

APPROVED

DISAPPROVED

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



APP 1

Contact: Ken Smith (410) 260-7807 ksmith@comp.state.md.us

#### A1. COMPTROLLER

Information Technology Division

Contract ID: Colocation of Annapolis Data Center/Comptroller IT Hardware

ADPICS No. E00B8400021

Contract Type: Service

**Description:** Provide 720 square feet of secure space with power and environmental controls to house Annapolis Data Center and other critical Comptroller information technology hardware.

**Procurement Method**: Emergency

Emergency Declared: August 22, 2017

Award: TierPoint, LLC

**Amount:** \$1,000,000 (not to exceed)

Award Date: September 18, 2017

**Term:** 10/1/2017 - 9/17/2019 (2 years/coterminous with DoIT contract)

**MBE Participation**: 0%

*Fund Source*: 51% General Funds

9% Special Funds

40% Reimbursable Funds Appropriation Code: E00A1001

#### Remarks:

*Project:* The Comptroller of Maryland is consolidating and relocating the Annapolis Data Centers (ADC) and the Baltimore Data Center (BDC) to a private colocation data center facility. Colocation at an enterprise class data center is required for many reasons, including expandability, systems redundancy, disaster recovery, and facility security. This mission-critical colocation project is funded by a FY 2018 operating budget appropriation; the appropriation funds leasing space in a private data center. This will allow the State to access highly-secure, highly-redundant data center capabilities at a fraction of the cost of building the State's own data center facility.



APP 2

#### A1. <u>COMPTROLLER</u> (cont'd)

Information Technology Division

Nature of Emergency: The Governor and General Assembly funded the project because both the ADC and the BDC sites are at the end of their useful life; the power and the HVAC systems are unreliable and pose a huge risk. To accomplish the colocation project, the Comptroller IT Division must physically move equipment and systems in the shortest possible time. This consolidation and relocation will take place during FY 2018, with a portion of the equipment being relocated before the tax filing season begins in January 2018 and the balance being relocated immediately following the tax filing season. This will forestall any issues that could arise were the tax season and the relocation project to occur simultaneously. Declaring an emergency allowed the IT Division to take advantage of the FY 2018 appropriation to put this contract in place before the start of the next tax filing season.

Basis for Selection: TierPoint, LLC is the sole source to provide the services because the majority of State agencies accessing ADC are currently located at TierPoint's facility: participants include the Departments of Information Technology, Health, Human Resources, and Education, as well as the Health Benefits Exchange. This means that connectivity with Network Maryland and significant additional backbone fiber lines are already in place. The Comptroller's emergency contract was awarded for a two-year term, making it coterminous with the existing DoIT/TierPoint contract. The Comptroller will work with DoIT during this time to devise a long-term data center colocation strategy and envisions establishing a contract for all agencies in need of these services.

*Tax Compliance No.:* 17-2534-0110

**Resident Business:** Yes

**BOARD OF PUBLIC WORKS ACTION:** 

THIS REPORT WAS:

**ACCEPTED** 

WITH DISCUSSION

**REMANDED** 

## Supplement A Department of Natural Resources ACTION AGENDA October 18, 2017



DNR<sub>1</sub>

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

#### 1A. PROGRAM OPEN SPACE LOCAL SHARE

Anne Arundel County

**Recommendation:** Approval to commit \$1,268,000 for the following acquisition project.

Valentine Creek Park Acquisition – \$1,268,000 Anne Arundel County POS #6692-2-319 MD20170823-0735

**Background:** Acquire 28.44 acres to create new park on Valentine Creek, a tributary of the Severn River where public water access is limited. Acquisition of this property will protect the mature forest along Valentine Creek and allow for future park development including parking, water access for boating and fishing, and hiking trails.

Appraised Value: Brice Worthington \$1,350,000

George L Peabody \$1,250,000

**Property Cost:** \$1,200,000

Incidental Costs: \$ 68,000

#### Fund Source:

Maryland Consolidated Capital Bond Loan of 2012, Chapter 444, Acts of 2012

Program Open Space – Local, Prior Funds Replacement

Source Code: 12057 \$174,530.00

Outdoor Recreation Land Loan of 2017, Chapter 27, Acts of 2016

Program Open Space Local Share Source Code: 17009 \$210,433.22

Outdoor Recreation Land Loan of 2018, Chapter 150, Acts of 2017

Program Open Space Local Share Source Code: 18011 \$883,036.78

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION

## Supplement A Department of Natural Resources ACTION AGENDA October 18, 2017



DNR<sub>2</sub>

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

#### 2A. PROGRAM OPEN SPACE LOCAL SHARE

Prince George's County

**Recommendation:** Approval to commit \$77,279 for the following acquisition project.

Old Bowie Revitalization – SHA (Former Nash, Fishkin, & Banks Properties) - \$77,279 City of Bowie, Prince George's County POS #6684-16-810 MD20170823-0736

**Background:** Acquire three parcels totaling 0.51 acres to add recreational open space within Old Town Bowie. This acquisition, together with an adjacent City-owned property, will be developed into a railroad themed park with a new community playground. In addition, the acquisition will allow for construction of the Bowie Heritage Trail Phase One, which will provide a pedestrian connection between the City's Railroad Museum and the future park.

Appraised Value: Associated Appraisers \$77,300

Jones Realty Advisors \$58,250

**Property Cost:** \$77,279

Incidental Costs: \$ -0-

#### Fund Source:

Maryland Consolidated Capital Bond Loan of 2012, Chapter 444, Acts of 2012

Program Open Space – Local, Prior Funds Replacement

Source Code: 12057 \$4,885

Maryland Consolidated Capital Bond Loan of 2014, Chapter 463, Acts of 2014

Program Open Space – Local, Prior Funds Replacement

Source Code: 14089 \$72,394

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION

## Supplement A Department of Natural Resources ACTION AGENDA October 18, 2017



DNR<sub>3</sub>

Contact: Robert Feldt (410)-260-8529 rob.feldt@maryland.gov

#### 3A. <u>TIMBER SALE</u>

Worcester County

**Recommendation:** That the Board of Public Works approve this timber sale of 1,201,393 board feet of saw timber, and 93 cords of pulpwood, which will be conducted on the Tankard Tract of Chesapeake Forest.

Chesapeake Forest Lands 56.3 acres / Tract WR25, Stand #11 CF-01-18

**Description:** This will be a regeneration harvest of mature loblolly pine planted in 1965. Twelve percent of the sale area will be retained for wildlife habitat and as a seed source. Oak and beech will also be retained for wildlife. Following the harvest, the stand will be allowed to naturally regenerate into hardwoods.

No bond money was used in the purchase of this land.

Authority: Natural Resources Article § 5-102 and § 5-214, Annotated Code of Maryland.

Sales Method: Competitive Sealed Bid (two-step method). See BPW Advisory 2005-2.

Bids:

Millville Lumber Company, Inc. MD \$150,200
Paul M. Jones Lumber Co., Inc. MD \$145,000
Cutting Edge Wood Products LLC MD \$42,000

Award: Millville Lumber Company, Inc.

**Amount**: \$150,200 **Estimated Value**: \$150,918

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION

# Supplement B Department of Budget and Management ACTION AGENDA October 18, 2017



Contact: April Dukes 410-697-9303 april.dukes@maryland.gov

### 1-S. GOVERNOR'S OFFICE OF CRIME CONTROL AND PREVENTION Services Contract

*Contract ID*: Maryland – Special Emphasis Project: Staying Close and Looking Back – A Recidivism Research Study; ADPICS # DEXB8400008

**Contract Description:** Conduct studies of the use of administrative and criminal history records to conduct recidivism research.

Award: Shawn M. Flower, Ph.D.

dba Choice Research Associates

Greenbelt, MD

**Term:** 11/2/2017 (or earlier upon BPW approval) -9/30/2018

(w/2 one-year renewal options)

Amount: \$143,581 (Approx. 1 Year, Base Contract)

\$137,367 (1 Year, Renewal Option #1) \$136,848 (1 Year, Renewal Option #2) \$417,796 Total (Approx. 3 Years)

**Procurement Method:** Sole Source

*Bids/Proposals*: N/A

REVISED

*MBE Participation*: N/A (see Requesting Agency Remarks)

**Performance Security:** N/A

*Incumbent*: None

**Requesting Agency Remarks:** Request for approval of a Sole Source contract to conduct federally funded studies of the use of administrative and criminal history records to conduct recidivism research.

## Supplement B Department of Budget and Management ACTION AGENDA October 18, 2017



DBM 2B

#### 1-S. GOVERNOR'S OFFICE OF CRIME CONTROL AND PREVENTION (cont'd)

#### Requesting Agency Remarks:

REVISED

The Bureau of Justice Statistics (BJS), State Justice Statistics (SJS) is funding a Special Emphasis Capacity-Building Project that focuses on conducting targeted analyses that use the State's criminal history records through a competitive process to State Statistical Analysis Centers (SAC) to conduct studies that are of particular interest to BJS. This project, Staying Close and Looking Back, responds to a key BJS initiative – the use of administrative and criminal history records to conduct recidivism research. Shawn M. Flower, Ph.D., DBA Choice Research Associates is the Principal Investigator of Staying Close and Looking Back. This project will use criminal history records to conduct two studies of pretrial supervision and the first longitudinal study of desistance in a community corrections population.

The Maryland Statistical Analysis has applied for, and received two awards under the 2016 Federal BJS grant entitled "State Justice Statistics Program for Statistical Analysis Centers". One of these projects falls under the special emphasis project track. The project entitled "The Local Corrections Desistance Project" includes the services of Dr. Shawn Flower.

Dr. Flower is the only person with access to the data needed to complete this study. Director Rob Green also confirmed that no one else has access to this data. Dr. Flower is in possession of a CJIS syntax that is capable of translating thousands and thousands of criminal history records into a consistent standard and usable format for analyzing CJIS records. One of the reasons this syntax is so robust is that in the past, DPSCS provided Dr. Flower everyone who was released from state prisons from FY2009 to FY2013 – a dataset that was several million rows long. All of those millions of charges have been incorporated into this syntax. This syntax has been continually updated over the past 10 years and includes a syntax categorization that is over 55,000 lines. Based on this information believe this to be the only syntax that has ever been created to translate data of this magnitude in Maryland's Criminal History Central Repository. The Maryland Statistical Analysis Center has conducted extensive research before on CJIS syntaxes to see if there were any other proprietors that have one, and was unable to find any.

Fund Source: 100% Federal

Appropriation Code: D15A05.16

Resident Business: Yes MD Tax Clearance: 17-2743-0000

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION



Contact: Thomas Hickey 410-576-5736

thickey@usmd.edu USM Rep: Joe Evans

1-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK

Dorchester Residence Hall Renovation

Construction Management at Risk: Bid Package 1

Construction Management at Risk Services for the

Dorchester Residence Hall Contract No. 20624

**Recommendation:** Award construction Bid Package 1

Contractor: Quandel/J. Vinton Schafer, Baltimore, MD

**Prior Approval:** USM Item 3-C (1/4/17) (pre-construction services)

**Project**: Renovation of a 35,436 GSF/23,712 NASF dormitory on the College Park campus. The project will replace the windows with modern, energy-efficient windows, and new insulated wall partitions with new electrical circuits will be added along the outer walls of all bedrooms. Includes replacement of the domestic hot water systems, replacement of the heating and air conditioning systems, installing energy-efficient LED lighting and double pane windows, renovating all bathrooms, adding or renovating new study and lounge spaces, and other interior improvements to create more attractive and appealing housing.

The University anticipates the final value of this contract will be approximately \$8.4 million. The overall project estimate is \$10.3 million.

Bid Package Description: Exterior windows and long lead mechanical equipment

**Contract Term:** 10/19/2017 - 7/2/2020 (construction and warranty term)

This Bid Package Amount: \$ 790,803

Current Contract Amount: \$ 128,429

Revised Contract Amount: \$919,232

Fund Source: Auxiliary Bonds

*MBE Participation*: 25% Subgoals: 7% African American

4% Asian American

*MBE Compliance:* N/A



1-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)

Dorchester Residence Hall Renovation Construction Management at Risk: Bid Package 1

Performance Security: Equal to contract amount

**Requesting Institution Remarks:** This Construction Management at Risk contract was initially awarded for pre-construction early in the design phase. As design progresses and design information becomes available, the contractor sequentially and competitively bids construction packages. This is the first bid package. One additional bid package is anticipated for the balance of the trade work for the project.

**Resident Business:** Yes

**MD Tax Clearance:** 17-2630-1000

**BOARD OF PUBLIC WORKS** 

THIS ITEM WAS:

**APPROVED** 

**DISAPPROVED** 

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



Contact: Thomas Hickey 410-576-5736

thickey@usmd.edu USM Rep: Joe Evans

2-C-OPT. UNIVERSITY OF MARYLAND, BALTIMORE COUNTY

Construction Contract Renewal Option

Contract ID: On-Call Construction Manager at Risk Contract

RFP BC-20841-C

Contract Approved: USM Item 4-C (12/05/12)

USM Item 5-C-OPT (12/02/15) USM Item 5-C-OPT (12/07/16)

Contractors: Barton Malow Company, Baltimore, MD

J. Vinton Schafer & Sons, Inc., Abington, MD

Whiting-Turner Contracting Company, Baltimore, MD

**Contract Description:** Provide Construction Management at Risk services during preconstruction and construction phases on an on-call basis for projects at the University of Maryland, Baltimore County.

**Option Description:** Exercise third of four one-year renewal options

*Original Term*: 12/10/12 – 12/09/15

*Option Term*: 12/10/17 – 12/09/18

Original Amount: \$21 million (not to exceed) (3-year base award)

*Option Amount*: \$7 million (not to exceed)

Original Procurement Method: Competitive Sealed Proposals

MBE Participation: 25%

**MBE Compliance:** All task orders are in compliance



### 2-C-OPT. UNIVERSITY OF MARYLAND, BALTIMORE COUNTY (cont'd) Construction Contract Renewal Option

**Performance Security**: Task orders exceeding \$100,000 require separate payment and performance bonds equal to 100% of task order amount

**Requesting Institution Remarks:** This is the third of four one-year renewal options. Renewal is based on satisfactory contractor performance. Services will continue to be performed on an as needed task order basis. This contract is used for UMBC facilities renewal/renovation projects (e.g., interior renovations such as office space, residential facilities and laboratories). Any task order exceeding \$1 million will be brought to the Board of Public Works for approval.

Fund Source: Varies depending on project or task order

Resident Business/MD Tax Clearance: J. Vinton Schaefer Yes 17-2420-1000

Barton Malow Yes 17-2419-1111 Whiting-Turner Yes 17-2421-1111

**BOARD OF PUBLIC WORKS** 

THIS ITEM WAS:

**APPROVED** 

**DISAPPROVED** 

**DEFERRED** 

**WITHDRAWN** 

WITH DISCUSSION



Contact: Thomas Hickey 410-576-5736

thickey@usmd.edu USM Rep: Joe Evans

#### 3-GM. GENERAL MISCELLANEOUS

**Recommendation:** That the Board of Public Works approve the use of general obligation bond funding proceeds for the following contracts totaling \$624,773.

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

#### **Bowie State University**

Thurgood Marshall Library

**Description** Removal of Barriers to 2010 ADA Standards

**Procurement Method:** Competitive Sealed Proposals

Award Rich Moe Enterprises

15875 Commerce Court

Upper Marlboro, MD 20774

**Amount:** \$233,465

Fund Source: MCCBL of 2016: Provide funds to design and construct architectural upgrades at State-owned facilities to improve accessibility for persons with disabilities.

Item: #101.

Resident Business: Yes

**MD Tax Clearance** 17-2282-0111

#### University of Maryland, Baltimore County

Sondheim Hall & Undergraduate Admissions

**1.** *Description* ADA Restroom Modifications

**Procurement Method:** Competitive Sealed Bids

Award Brawner Builders

11011 McCormick Road, Suite 300

Hunt Valley, MD 21031

**Amount:** \$349,950

Fund Sources: MCCBL 2011, Item 001 (\$859), MCCBL 2012, Item 003

(\$1,974) and MCCBL 2014-011 (\$347,117): Provide funds to design and construct architectural upgrades at Stateowned facilities to improve accessibility for persons with

disabilities.

**Resident Business:** Yes

**MD Tax Clearance** 17-2629-1111



#### **3-GM.** GENERAL MISCELLANEOUS (cont'd)

#### **University of Maryland, Baltimore County** (cont'd)

Sondheim Hall & Undergraduate Admissions

**2.** *Description:* ADA Restroom Modifications Design

**Procurement Method**: Qualifications Based Selection

Award: Ammon Heisler Sachs

1 North Charles Street Baltimore, MD 21201

**Amount**: \$41,358

*Fund Sources*: MCCBL 2013, Item 007 (\$40,453) and MCCBL 2014, Item 011 (\$905): Provide funds to design and construct architectural upgrades at State-owned facilities to improve accessibility for persons with disabilities.

Resident Business: Yes

**MD Tax Clearance**: 17-2654-1111

**Requesting Institution Remarks:** The process to obtain prior approval by the Board of Public Works was inadvertently overlooked due to a misunderstanding by the project manager regarding the fund approval process and the retirement of the Director of Procurement.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



Contact: Thomas Hickey 410-576-5736

thickey@usmd.edu USM Rep: Joe Evans

#### 4-S. UNIVERSITY OF BALTIMORE

Service Contract

Contract ID: Marketing, Web Presence, and Advertising

RFP UB-17-W-24

Contract Description: Marketing; web site update/maintenance; advertising

Award: Fuseideas

8 Winchester Place, Suite 303 Winchester, MA 01890

*Term*: 10/19/17 - 10/18/22

*Amount*: \$4,000,000 (not to exceed) comprising:

• \$2,453,000 Media

\$ 730,000 Labor/Production/Web\$ 817,000 Professional Services

**Procurement Method:** Competitive Sealed Proposals

Proposals:

Offeror	Technical	Financial	Composite Rank	5 year est. amount
160over90, Philadelphia, PA	See Remarks			
Fuseideas Creative, Winchester, MA	2	1	2	\$4,000,000
Statmats, Cedar Rapids, IA	3	2	3	\$4,330,000
Renegade Communications, Hunt Valley MD	4	5	4	\$5,000,000
RDW, Boston, MA	5	4	5	\$4,850,000

**Performance Bond:** N/A

MBE Participation: 11%

**Requesting Institution Remarks:** This University of Baltimore contract is for marketing, advertising, web design/development and creative services with a professional marketing and advertising firm. The marketing/advertising agency will develop and implement a comprehensive marketing campaign for a five-year contract term.



### 4-S. <u>UNIVERSITY OF BALTIMORE</u> (cont'd) Service Contract

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

Reference is made to USM Item 2-S (8/16/17) in which the Board of Public Works approved the University awarding this contract to 160over90, the firm ranked number one technically and number three in their financial proposal. Post-award approval processes with 160over90 resulted in disputes over standard contract terms and conditions that were not resolved. With the advice of the Office of the Attorney General, the University terminated discussions with 160over90.

The University then returned to the original procurement to recommend a new awardee. The University recommends award to Fuseideas, the firm with the best (lowest) financial ranking and second best technical ranking. Its proposal was extremely strong in the areas of creativity, performance metrics, web design and execution, as well as having a very strong creative team who has worked successfully with other urban institutions of higher education. The University has determined that the proposal from Fuseideas best satisfies the overall requirements of the RFP and was determined to be the most advantageous offer to the University.

The proposed contract is indefinite delivery/indefinite quantity in nature; the total contract amount is an estimate based on strategies and tactics anticipated, but subject to change based on results to be monitored by a variety of metrics monitored by the University and the Contractor.

Fund Source: Current, Unrestricted Funds

**Resident Business:** No

**MD Tax Clearance:** 17-2681-0000

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION



Contact: Thomas Hickey 410-576-5736

thickey@usmd.edu USM Rep: Joe Evans

### 5-RP. <u>UNIVERSITY OF MARYLAND, BALTIMORE COUNTY</u>

Acquisition by Purchase

**Recommendation:** That the Board of Public Works approve the University of Maryland,

Baltimore County acquiring property in Baltimore County.

**Property:** 1.96 acre parcel between Shelbourne Road and UMBC's

**Technology Research Center** 

Grantor: Arbutus United Methodist Church

Grantee: State of Maryland for the use of the University System of

Maryland on behalf of its constituent institution University of

Maryland, Baltimore County

**Price:** \$200,000

Appraisals: \$260,000 B.F. Semon & Associates

\$270,000 Valbridge Property Advisors

Fund Source: University Funds Approp. Code: R30 B29

**USM Regents:** The University System of Maryland Board of Regents approved this acquisition at its September 15, 2017 meeting.

**Requesting Institution Remarks:** The 1.96 acre-property consists of a triangular parcel of unimproved land zoned DR-3.5. The property is contiguous to UMBC's campus and is in close proximity to UMBC's Technology Research Center. UMBC does not have any immediate plans for the property; in the future, this site would provide for expanding the Technology Research Center complex. UMBC's purchase also avoids a developer purchasing the property and building residential units virtually on UMBC's campus (3.5 residential units per acre).

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION



Contact: Thomas Hickey 410-576-5736 thickey@usmd.edu USM Rep: Joe Evans

6-RP. UNIVERSITY OF MARYLAND, COLLEGE PARK

Surplus Property

**Recommendation:** That the Board of Public Works declare surplus ten University of Maryland properties totaling approximately 29.4 acres in College Park.

#### Properties:

- (1) **Metzerott Road Properties** (4100, 4103, 4109 Metzerott Road)
- (2) **Parcel B** (immediately north of The Hotel at UMD, 7777 Baltimore Ave.)
- (3) **Parcel C** (immediately northeast of The Hotel at UMD, 7777 Baltimore Ave.)
- (4) **8320-8400 Baltimore Avenue**
- (5) **Building 6** (7761 Diamondback Drive)
- (6) **Building 11** (4425 Campus Drive)
- (7) **Old Leonardtown** (4608, 4610, 4624, 4642, 4644 Norwich Road)
- (8) **Paint Branch Building** (4505 Campus Drive)
- (9) **Parking Lot** (immediately east of Ritchie Coliseum, 7675 Baltimore Ave.)
- (10) **UMD Land** (southern wing of Service Building, 7757 Baltimore Ave.)

#### Remarks:

- 1. The University's mission includes using "educational resources to provide the greatest possible benefit to the citizens of the State and to foster economic development." See §10-205(c), Education Article, Annotated Code of Maryland. The University's on-going Greater College Park initiative works to link the University's academic and research endeavors with the economic development of the surrounding community, using a place-making approach to real estate to enhance the University's recruitment and retention of top students, faculty, and staff.
- 2. The University intends to convey these properties to Terrapin Development Company, LLC, a recently-created business entity. The creation of Terrapin Development Company, LLC and the proposed transfer of these ten properties is the next step in the Greater College Park initiative. TDC is a two-member limited liability company comprising the University and the University of Maryland College Park Foundation. Each member will invest real property and other assets. Each member appoints directors to the governing board.
- 3. The University's real property investment in TDC consists of the ten properties recommended to be declared surplus in this Item. After appropriate notice to the Budget Committees, the University intends to return promptly to the Board to recommend approval to convey three of the properties the Metzerott Road properties, Parcel B, and Parcel C (approximately 11.2 acres) to TDC.



### **6-RP. UNIVERSITY OF MARYLAND, COLLEGE PARK** (cont'd)

- 4. The University intends to provide TDC with a ten-year exclusive option to acquire the other seven properties (when a development opportunity is ripe). These seven properties comprise approximately 18.2 acres are familiarly identified as: 8320-8400 Baltimore Avenue; Building 6; Building 11; Old Leonardtown; Paint Branch Building; Parking Lot; and UMD Land.
- 5. The University System of Maryland Board of Regents approved the creation of TDC and the transfer of these properties to TDC at its April 21, 2017 meeting.
- 6. State Clearinghouse conducted an intergovernmental review on August 30, 2017 (MD201770605-0461) and recommended:

To declare the ten (10) properties totaling +/- 29.4 acres at 4100, 4103, 4109 Metzerott Road; Parcel B (immediately north of The Hotel at UMD, 7777 Baltimore Avenue); Parcel C (immediately northeast of The Hotel at UMD, 7777 Baltimore Avenue); 8320-8400 Baltimore Avenue; 7761 Diamondback Drive; 4425 Campus Drive; 4608, 4610, 4624, 4642, 4644 and 4644 Norwich Road; 4505 Campus Drive; Parking Lot (immediately east of Ritchie Coliseum, 7675 Baltimore Avenue); UMD Land (southern wing of Service Building, 7757 Baltimore Avenue) College Park, MD 20740 surplus to the needs of the State contingent upon consideration of the City of College Park's requests at the time of transfer.

- 7. The City Council of College Park voted on August 8, 2017 to support the transfer of the three parcels and the option to transfer the seven parcels to TDC contingent on the University, TDC, and the City signing a written agreement before the Board of Public Works declared the properties to be surplus. The written agreement will commit TDC and its successors to:
  - Include the City in the development planning process for all properties
  - Consult with the City before entering into ground leases for Parcels B, C.
  - Consult with the City before receiving the transfer of any of the seven future properties about disposition (sale or long-term lease).
  - Provide description of the current development plan for the property
  - With the University, to consent to annexation of the Metzerott Road properties with no conditions and to support all annexation processes if requested by the City before conveyance to TDC.

This Item was withdrawn as Item 4-RP from the 10/4/17 USM Agenda.

**BOARD OF PUBLIC WORKS** 

THIS ITEM WAS:

APPROVED

**DISAPPROVED** 

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



Contact: Al Bullock (410) 697-9403 Al.Bullock@maryland.gov Carla Thompson (410) 697-9667 Carla.Thompson@maryland.gov

### 1-IT-MOD. <u>DEPARTMENT OF INFORMATION TECHNOLOGY</u>

Contract ID: Consolidated Computer Aided Dispatch/Records Management System/

Automatic Vehicle Locator/Automated Field Reporting Services

ADPICS: 060B1400055, 060B6400013, 060B7400020, F50B8400006,

060B8400028

Contract Approved: DoIT Item 2-IT (11/17/2010)

Contractor: Colossus, Inc. d/b/a InterAct Public Safety Systems, Winston-Salem, NC

Contract Description: Statewide implementation of commercial off-the-shelf (COTS) computer aided dispatch, records management, automated vehicle location, and automated field reporting system (CAD/RMS/AVL/AFR). The Maryland State Police – serving as the contract officer - manages system implementation for its own agency as well as for the Maryland Transportation Authority, the Maryland Transit Administration, and Department of Natural Resources law enforcement. This Statewide master contract managed by the Department of Information Technology includes the core functionality/implementation and non-core licenses.

**Modification Description:** Increase amount for option year three

*Option Description:* Exercise option three

*Original Contract Term*: 12/2/2010 - 11/30/2015 (5-year base, five 1-year options)

**Modification Term:** 12/1/2017 – 11/30/2018

*Original Amount*: \$26,515,361 (5-year base only)

Modified Option Amount: \$3,000,000

option year three \$1,670,702 modification amount \$1,329,298

**Prior Mod/Option Amount:** -\$1,749,782 (see Page 3D)

Revised Total Contract Amount: \$27,765,579

**Percent** +/- (This Modification): +11.31%

*Overall Percent* +/-: +4.72%



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

*Original Procurement Method*: Competitive Sealed Proposals

Original MBE Participation: 25%

MBE Compliance: 10.43%

*Option 3 MBE Participation:* None

**Remarks:** InterAct's product automates, enhances, and centralizes the Statewide computer-aided dispatch of public safety officers, automates records management, vehicle location, and field reporting. The resulting communications infrastructure, currently used by multiple law enforcement agencies in Maryland, also facilitates information sharing between federal, State, and local public safety and law enforcement agencies. The State's investment in this product has resulted in improved timeliness, accuracy, and communication of up-to-date information ondemand to dispatchers, officers, investigators, and law enforcement command staff, enabling more effective decision-making and improved safety and services for first responders and the public.

InterAct continues to deliver high quality development, deployment and support services for DoIT, the State Police, the Natural Resources Police, the Maryland Transportation Authority, and the Maryland Transit Administration. These agencies agree that the State should exercise the third option to renew the. This option year will provide ongoing maintenance and support and will facilitate continued adoption of the public safety system by agencies such as the Departments of Public Safety and Correctional Services, Health, and General Services, all of whom are considering the InterAct system. This endorsement results from:

- InterAct's continued delivery of responsive development, deployment, and support services during prior contract years
- InterAct product is proprietary
- Continuing interest in and adoption of the system by public safety agencies in Maryland

The CAD/RMS system provides a critical communications and coordination service for multiple State law enforcement agencies; it is essential that these services be available when needed.



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

Remarks: (cont'd)

InterAct has not met the 25% MBE subcontract goal. The goal applied only to the contract base and excluded operations and maintenance. InterAct engaged its MBE by having them perform professional services only. Once the project transitioned into operations and maintenance, InterAct has repeatedly maintained that the company is constrained in its ability to assign development or support to outside entities due to their proprietary software. The goal has been reassessed for feasibility. For this renewal, it is not practical for the goal to remain. Approval to exercise this renewal term includes amending the contract goal and participation schedule to remove the MBE subcontract goal because the original intent was that the subcontract goal would apply only during the base year.

Fund Source/Approp. Code: Various Resident Business: No

### **Prior Modifications and Options**

Modification	Amount	Description
DoIT Item 3-IT-Mod (2/23/11)	-\$3,111,000	MOD 1: Substitute aviation component software of system
DoIT Authority	\$0	MOD 2: Replace Records Management System
DoIT Item 4-IT-OPT	-\$2,968,080	<b>MOD 3:</b> Modify mobile solution to be part of the system/\$1,099,869
(11/18/15)		MOD 4: Finalize settlement agreement; establish price for option year
DoIT Item 4-IT-OPT (11/18/15)	\$1,670,702	Exercise <b>Option 1</b> of 5
DoIT Item 6-IT-MOD (5/11/16)	\$1,329,298	<b>MOD 5:</b> Modified Option 1 to provide for more usage and increase option year 1 amount to \$3,000,000
DoIT Item 2-IT-MOD (10/05/16)	\$1,329,298	MOD 6: Modified Option 2 to provide for more usage and increase option year 2 amount to \$3,000,000
	-\$1,749,782	<b>Total Prior Mods and Options</b>

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

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION





Contact: Tim Stein (410) 767-4981 Tim.Stein@maryland.gov Carla Thompson (410) 697-9667 Carla.Thompson@maryland.gov

### 2-IT. MARYLAND DEPARTMENT OF HEALTH

Contract ID: Eligibility Verification System/Interactive Voice Response

OPASS 18-17402, ADPICS BPO No.: M00B8400283 MO 0 B 8 4 0 0 3 5 2

**Description:** Operate new telephone inquiry system to enable Medicaid healthcare providers to verify Medicaid recipients eligibility status for covered services.

Award: Contact Solutions, a Verint Company

Columbia, MD

**Term:** 11/1/2017 - 10/31/2020 (with two 1-year options)

**Amount:** \$498,960 (base)

\$166,320 (option 1) \$166,320 (option 2) \$831,600 Total

**Procurement Method:** Competitive Sealed Proposals

**Proposals:** 

Offeror	Technical Ranking	Financial Ranking	Overall Ranking	Evaluated Price
Contact Solutions, Reston, VA	1	1	1	\$831,600
DiRAD Technologies, Clifton Park, NY	2	2	2	\$1,150,202

MBE Participation: None

**Remarks:** MDH seeks a contractor to operate a new Medicaid Services Eligibility Verification System. The Eligibility Verification System is a telephone inquiry system that will enable Medicaid health care providers to quickly and efficiently verify a Medicaid recipient's current eligibility status. The Eligibility Verification System is federally mandated, letting callers access eligibility 24x7x365. This system assures the providers of coverage for services rendered. The MDH system will process approximately 260,000 verification calls monthly. This service will be available through a Baltimore phone number and a toll-free phone number.

### REVISED

# Supplement D Department of Information Technology ACTION AGENDA October 18, 2017



### **2-IT.** MARYLAND DEPARTMENT OF HEALTH (cont'd)

**Remarks:** (cont'd)

The Eligibility Verification System Contractor will:

- Provide all aspects of implementation and maintenance
- Provide an end-to-end hosting environment and entire infrastructure, using state-of-theart network facilities
- Make remote testing available for MDH staff during the performance phase within 45 days of the notice to proceed date
- Furnish workspaces, tools, equipment, and other items to perform the work requirements

This federally mandated contract is driven by the Health Insurance Portability and Accountability Act, which affects the conduct of the State's Medicaid Program in its mandated pursuit of standards to promote increased administrative efficiency.

A notice of availability of the Request for Proposals was advertised on *eMarylandMarketplace* and on the MDH website. Copies of the solicitation notice were sent directly to six prospective vendors, including one MBE. For the purposes of award, the technical and financial factors had equal weight in the overall determination. Two proposals that were reasonably susceptible of award were received. MDH requested clarifications and invited the offerors in for an oral demonstration. Contact Solutions, Inc., a Verint Company, is the offeror recommended for the award as they were determined to be both the higher-ranked technical offeror and was lower in price than the other offeror. Contact Solutions overall offered the most advantageous proposal to the State.

Fund Source: 25% General, 75% Federal

Approp. Code: M00Q0103

**Resident Business:** No

**MD Tax Clearance:** 17-1722-1111

**BOARD OF PUBLIC WORKS** 

THIS ITEM WAS:

**APPROVED** 

**DISAPPROVED** 

**DEFERRED** 

**WITHDRAWN** 

WITH DISCUSSION

### REVISED

# Supplement D Department of Information Technology ACTION AGENDA October 18, 2017



Contact: Mike Zimmerman (410) 865-1121 Mzimmerman4@mdot.state.md.us Carla Thompson (410) 697-9667

Carla.Thompson@maryland.gov

### 3-IT. MARYLAND DEPARTMENT OF TRANSPORTATION

The Secretary's Office

Contract ID: Capital Management and Programming System

ADPICS BPO No.: J01B6400051 J01B7400061

**Description:** Provide Capital Management and Programming System (CMAPS) to manage MDOT's \$15.7 billion Consolidated Transportation Program. The contract includes business process changes and technologies that address CMAPS business processes throughout MDOT's Transportation Business Units.

Award: EcoSys Management, LLC, Broomfield, CO

10/31/2017 - 10/30/2022 (one 5-year base)

*Term:* 11/4/2017\* – 9/30/2022 (5-year base) \*or earlier upon Board approval

10/1/2022 9/30/2027 (one 5-year option) 10/31/2022 - 10/30/27 (one 5-year option)

**Amount:** \$2,761,015 (base)

\$ 937,023 (option)

\$3,698,038

See next page for

Record Correction Letter dated

6/10/22

**Procurement Method:** Competitive Sealed Proposals

#### Proposals:

Offeror	Technical Rank	Financial Rank	Overall Rank	Evaluated Price
EcoSys Management, LLC, Broomfield, CO	1	1	1	\$3,698,038
Aurigo Software Technologies, Inc., Austin, TX	4	2	2	\$4,768,788
CIP Planner Corporation, San Ramon, CA	3	3	3	\$6,978,680
Deloitte, New York, NY	2	4	4	\$13,615,920

MBE Participation: 10%

**VSBE Participation:** Waived

### Accepted 6/16/2022- JTG





Larry Hogan Governor Boyd K. Rutherford Lt. Governor James F. Ports, Jr. Secretary

#### **MEMORANDUM**

TO: EXECUTIVE SECRETARY

**FROM:** MDOT TSO

**SUBJECT:** NOTICE OF CORRECTION DoIT MDOT 3-IT - 10/18/2017

**DATE:** June 10, 2022

**RESPONSE** 

**REQUESTED BY:** June 17, 2022

#### **PURPOSE**

This is to advise you of the following clerical error change to the Maryland Department of Transportation action agenda item previously approved by the Board of Public Works.

### Department of Information Technology BPW Action Agenda MDOT 3-IT - 10/18/2017

#### **CORRECTION**

APPROVED BPO: J01B6400051

CORRECTED BPO: J01B7400061

Approved Contract Term: 11/04/2017\* - 09/30/2022 \* or earlier upon Board approval

10/01/2022 - 09/30/2027

Correct Contract Term: 10/31/2017 – 10/30/2022 (one 5-year base)

10/31/2022 – 10/30/2027 (one 5-year option)

Thank you for your attention to this matter. If you need further information, please contact Joe Palechek jpalechek@mdot.maryland.gov

-Receptions By:

-Jose 1 Padrockiek

Office of Procurement and Contract Management

### REVISED

# Supplement D Department of Information Technology ACTION AGENDA October 18, 2017



### **3-IT.** MARYLAND DEPARTMENT OF TRANSPORTATION (cont'd)

Remarks: The Maryland Department of Transportation is responsible for managing the Consolidated Transportation Program, the State's transportation capital program which comprises six-year funding for capital projects under five MDOT transportation business units (TBUs): Maryland Aviation Administration, Maryland Port Administration, Motor Vehicle Administration, State Highway Administration, Maryland Transit Administration; The Secretary's Office; and authorities related to MDOT, including the Maryland Transportation Authority and Washington Metropolitan Area Transit Authority. MDOT and its TBUs use a Capital Program Management System to manage and report on their capital program.

MDOT, seeking a comprehensive solution from a single firm, did not specify a preference in the Request for Proposals that the proposed Capital Management and Programming System solution be custom developed, a COTS system, a hosted solution, or a combination. The RFP pricing structure allowed for all costs that may be associated with the various solutions to include equipment, software license purchases, monthly charges for hosting, SaaS, operations and maintenance, and hourly rates for a range of labor categories for the base and option terms.

MDOT directly solicited 18 vendors known to provide capital funds management software, including five with Maryland addresses. The solicitation was also posted on *eMarylandMarketplace*.

Four proposals were received and deemed susceptible of award. Due to the broad range of possible solutions, there was a great variance in the services offered and a wide range in pricing. The recommended offeror is providing a COTS system with on-site hosted support. The recommended contractor's solution, was determined to be the highest-ranked technical proposal and the lowest financial proposal, making it the most advantageous offeror for the base and the renewal terms. A protest was received and denied and no appeals were filed.

EcoSys Management, LLC will meet the 10% MBE subcontract goal but was granted a waiver for the 1% VSBE goal. The waiver was based on the significantly lower opportunity their solution provided for subcontracting. Though two of the offerors demonstrated their intent to meet both the MBE and the VSBE goals, the percentage of their price that represents labor – 54% and 67% – was much greater compared to EcoSys' labor costs of roughly 30%. Further, EcoSys requires the completion of their certification process for implementation and deployment personnel; at the time of the submission of their proposal, no VSBE firms had this certification. The Capital Management and Programming System solution recommended for award will facilitate the optimal implementation of this essential process. This system will also enable improved consideration of the Consolidated Transportation Program's component processes.



### REVISED

### **3-IT.** MARYLAND DEPARTMENT OF TRANSPORTATION (cont'd)

Fund Source: 100% Special

Approp. Code: J01A0108

Resident Business: No

**MD Tax Clearance:** 17-1911-0110

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED

**DEFERRED** 

**WITHDRAWN** 

WITH DISCUSSION



### **BOARD OF PUBLIC WORKS**

### **ACTION AGENDA**

### October 18. 2017

	Pages
Maintenance	1
Maintenance Modification	6
General Miscellaneous	8



Contact: Joseph W. Sedtal (410)767-3351 jsedtal@mta.maryland.gov

#### 1-M. MARYLAND TRANSIT ADMINISTRATION

Maintenance Contract

Contract ID: Light Rail Snow & Ice Removal (Southern); LR-17-072-MT

ADPICS No.: LR17072MT

Contract Description: This contract provides supervision, labor and equipment to perform snow and ice removal from 11 station platforms, all sidewalks, and yard-access walkways for light rail stations in the designated southern region and Cromwell Shop.

Awards: Tri State Solutions of Maryland, LLC

Upper Marlboro, MD

Contract Term: 11/02/2017\* - 11/01/2022(\*or earlier upon board approval)

\$976,300 NTE Amount:

Competitive Sealed Bidding (Small Business Reserve) **Procurement Method:** 

Bids: Tri State Solutions of Maryland \$976,300

Upper Marlboro, MD

Johnson's Total Services, Inc \$1,240,400

Baltimore, MD

EMG Services, LLC \$1,491,000

Silver Spring, MD

K.E.S. Contracting, LLC \$1,522,500

Damascus, MD

Keene Cut Lawn Services \$1,531,250

Glen Burnie, MD

Centropolis Property Staffing Mgmt. \$1.607,200

Baltimore, MD

Electronick Electrical Services, LLC \$1,837,500

District Heights, MD

Holmes Lawn Care \$3,132,500

Hanover, MD



### 1-M. MARYLAND TRANSIT ADMINISTRATION (cont'd)

Bids (cont'd): JLN Construction Services, LLC \$3,255,000

Baltimore, MD

Avid Services, LLC \$3,542,000

Baltimore, MD

*MBE Participation*: 0% (Single Element of Work)

**Performance Security:** Performance and Payment Bonds for 100% of the award amount

*Incumbent*: EMG Services, LLC

Silver Spring, MD

**Requesting Agency Remarks:** The low bid of \$976,300 is 44% less than the Independent Cost Estimate (ICE) of \$1,725,000. The ICE includes the total cost per crew for both straight time and overtime. The estimate was an average cost (reflecting price escalation), per crew, over 5 years. These estimates were based off the previous contract's unit price schedule and historical spending.

This solicitation was advertised on May 11, 2017 with a bid opening date of June 29, 2017. The solicitation was advertised in eMaryland Marketplace, notifying 374 potential contractors. This on-call, 24-hour contract services:

- Westport;
- Cherry Hill;
- Patapsco;
- Baltimore Highlands;
- Nursery Road;
- North Linthicum:
- Linthicum;
- Ferndale;
- Cromwell:
- Cromwell Shop (sidewalks and yard access walkways); and
- BWI Business Park

Tri State Solutions of Maryland, LLC will: pre-salt all sidewalks and paved areas before it starts to snow; remove snow and ice from 11 station platforms, all sidewalks and yard access walkways; in the event of a snow storm with accumulation of four to six inches, cut a two-foot path on the platform and walkways, before the storm; remove all trash and debris after the snow storm, i.e. salt bags; and after the storm is over, the Contractor shall remove the snow from the entire surface area of the platform and walkways.

Fund Source: 100% Special Funds (Transportation Trust Fund)



### 1-M. MARYLAND TRANSIT ADMINISTRATION (cont'd)

Approp. Code: J05H0104

**Resident Business:** Yes

**MD Tax Clearance:** 17-2172-0111

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

APPROVED

**DISAPPROVED** 

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



Contact: Joseph Sedtal 410-767-3353 JSedtal@mta.maryland.gov

### 2-M. <u>MARYLAND TRANSIT ADMINISTRATION</u>

Maintenance Contract

Contract ID: MARC WAN Cabinet AC Maintenance; MRC-16-058-MT

ADPICS No.: MRC16058SR

**Contract Description:** Provides routine and non-routine maintenance for MARC System widearea network (WAN) cabinet air conditioner and heater equipment maintenance.

Awards: LPC Services, LLC

Halethorpe, MD

**Contract Term:** 11/02/2017\* – 11/01/2022 (\*or earlier upon board approval)

**Amount:** \$377,050 NTE

**Procurement Method:** Competitive Sealed Bidding

Bids: LPC Services, Inc. \$377,050

Halethorpe, MD

Denver Elek, Inc. \$466,610

Hanover, MD

*MBE Participation*: 0% (Single Element of Work)

**Performance Security:** None

*Incumbents*: LPC Services, Inc.

Halethorpe, MD

**Requesting Agency Remarks:** The solicitation was advertised April 20, 2017 with 446 vendors notified on eMaryland Marketplace and the Maryland Department of Transportation Maryland Transit Administration's website. A bid opening occurred on May 31, 2017. Two bids were received.

This service provides for routine and non-routine maintenance for MARC Train Service's systemwide area network cabinet air conditioning and heater equipment.

Fund Source: 100% Special Funds (Transportation Trust Fund)

Approp. Code: J05H0104



#### **2-M.** MARYLAND TRANSIT ADMINISTRATION (cont'd)

Resident Business: Yes

MD Tax Clearance: 17-1939-1111

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

APPROVED

**DISAPPROVED** 

**DEFERRED** 

**WITHDRAWN** 

WITH DISCUSSION



Contact: Joseph W. Sedtal

410-767-3351

jsedtal@mta.maryland.gov

3-M-MOD. MARYLAND TRANSIT ADMINISTRATION

Modification – Maintenance Contract

Contract ID: Metro Traction Motors Repair; HR-15-1004

ADPICS No.: CO349970

Contract Approved: DOT Agenda 08/05/15, Item #12-M

**Contractor:** Motive Power, Inc.

Cleveland, OH

**Contract Description:** This contract provides minor overhaul repairs such as: disassembly, cleaning, inspecting, and testing 250 failed traction motors that are located underneath the railcars that power the movement of the heavy rail trains along the tracks.

*Modification Description*: Modification No. 1 is to add additional contract authority to perform repairs to motors in the fleet to the end of the current contract.

*Original Contract Term:* 08/13/2015 – 08/12/2018

**Modification Term**(s): 11/02/2017 - 08/12/2018

Original Contract Amount: \$2,562,500

Modification Amount: \$1,500,000

**Prior Mods/Options:** None

Revised Contract Amount: \$4,062,500

**Percent** +/- **Change:** +58.5%

*Overall Percent* +/-: +58.5%

Original Procurement Method: Sole Source

MBE Participation: 0%

MBE Compliance: 0%



### **3-M-MOD.** MARYLAND TRANSIT ADMINISTRATION (cont'd)

**Requesting Agency Remarks:** Modification No. 1 requests additional contract authority to perform unforeseen repairs to motors in the fleet through the end of the current contract.

As the railcars have run in service and the repairs for some motors have been completed, there has been a noticeable increase in motors with failed armatures. These must be repaired, which exceeds the cost of the original basic repairs and increases the price per motor. Many motors have failed under warranty due to not having the armature rewound during the basic repairs.

To this date, 72% of the contract amount has been spent and 115 motors have had armatures rewound as part of their overhaul. The remaining 28% of the contract amount is not enough to rewind the armatures of the remaining motors in the fleet. Metro replaces approximately ten failed motors per month and the approximate cost for an overhaul including armature rewind is \$14,000 per motor. At this rate, the original contact budget will run out. Motor Power, Inc. is contracted to repair approximately half the motors in MTA's fleet and stock. This increase to the contract should provide enough funding to complete the necessary overhauls to the remaining motors.

Fund Source: 80% Federal; 20% Special Funds (Transportation Trust Fund)

Approp. Code: J05H0105

**Resident Business:** Yes

**MD Tax Clearance:** 17-2544-0001

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

**APPROVED** 

DISAPPROVED

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



Contact: Kerry Fisher 410-576-6991 kfisher@oag.state.md.us

### 4-GM. <u>MARYLAND TRANSIT ADMINISTRATION</u>

General/Miscellaneous

Fund Source: 100% Special (Transportation Trust Fund)

Appropriation Code: H0101

**Request Amount:** \$3,600,000

**Description:** Pursuant to State Government Article § § 12-404 and 12-501, the Maryland Department of Transportation Maryland Transit Administration and the Office of the Attorney General request approval for the payment of \$3,600,000 in full settlement of all claims, in the matter *Transdev v. MTA*, MSBCA No.2953, Maryland State Board of Contract Appeals.

**Requesting Agency Remarks:** If the settlement is approved, a check should be made payable to Transdev Services, Inc. in the amount of \$3,600,000 which shall reference *Transdev v. MTA*: Payment of Settlement. The check should be delivered to Kerry Fisher, Assistant Attorney General, Office of the Attorney General, 200 St. Paul Street, Baltimore, Maryland 21202, who will deliver the check and ensure all the necessary documentation and releases are completed.

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

**APPROVED** 

DISAPPROVED

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



Contact: Joseph Sedtal 410-767-3351 jsedtal@mta.maryland.gov

5-GM-MOD. <u>MARYLAND TRANSIT ADMINISTRATION</u>

Modification - General/Miscellaneous

Contract ID: Commuter Bus Route 425; MTA-1423

ADPICS No.: CO350210

Contract Approved: DOT Agenda 08/13/2014, Item #41-GM

*Contractor:* Academy Express, LLC

Hoboken, NJ

**Contract Description:** The contract is for service operating during weekdays from downtown Baltimore into Harford County, operating with three morning trips with five stops in downtown Baltimore, traveling to thirteen stops in Harford County and three afternoon trips with thirteen stops in Harford County traveling to five stops in downtown Baltimore.

*Modification Description*: Modification No. 4 is a change order to increase funding and time. This increase in funding and time will allow for service to continue until a new procurement can be completed.

*Original Contract Term*: 10/01/2014 - 09/30/2017

Original Contract Amount: \$2,461,939

Modification Amount: \$ 150,000

**Modification Term:** 11/02/2017 - 01/19/2018

**Prior Mods/Options:** \$ 501,000 (Modification No.1; 08/17/2016; Item 17-GM-MOD)

\$ 0 (Modification No. 2; 09/06/2016; DCAR) \$ 50,000 (Modification No. 3; 10/05/2017; DCAR) \$ 150,000 (Modification No. 4; *this agenda item*)

Revised Contract Amount: \$3,162,939

**Percent** +/- Change: +20.3% (Modification No.1)

+0.0% (Modification No.2) +2.0% (Modification No.3)

+6.0% (Modification No. 4; this agenda item)

*Overall Percent* +/-: +28.3%



### **5-GM-MOD.** MARYLAND TRANSIT ADMINISTRATION (cont'd)

*Original Procurement Method:* Competitive Sealed Proposals

*MBE Participation:* 5.0%

*MBE Compliance*: 5.0%

**Requesting Agency Remarks:** Modification No. 4 provides for additional authority and time needed to maintain the current level of service while a new solicitation is being completed.

Fund Source: 100% Special Funds (Transportation Trust Fund)

**Approp. Code:** J05H0105

**Resident Business:** Yes

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

**APPROVED** 

**DISAPPROVED** 

**DEFERRED** 

**WITHDRAWN** 

WITH DISCUSSION



#### **5-GM-MOD.** MARYLAND TRANSIT ADMINISTRATION (cont'd)

### ATTACHMENT I

	Amount	Term	BPW/DCAR Date	Reason
Original Contract	\$2,461,939	10/01/2014 – 09/30/2017	08/13/2014; 41-GM	Original Contract
Modification No. 1	\$501,000	10/01/2016 – 09/30/2017	08/17/2016; 17-GM-MOD	Additional contract authority for additional commuter bus services, route 425.
<b>Modification No. 2</b>	\$0	10/01/2017 – 10/19/2017	DCAR 09/06/2017	Bridge contract under BPW Advisory 1995-1
<b>Modification No. 3</b>	\$50,000	10/20/2017 – 11/01/2017	DCAR 10/05/17	Bridge contract under BPW Advisory 1995-1
Modification No. 4	\$150,000	11/02/2017 – 01/19/2018	10/18/2017; 5-GM-MOD	Additional time and contract authority to allow for completing on new procurement and transition period to new contract.
<b>Revised Amount</b>	\$3,162,939			



### DEPARTMENT OF GENERAL SERVICES

### Items to be presented to the Board of Public Works

### October 18, 2017

	Pages
Maintenance	1 thru 4
General Miscellaneous	5 thru 7
Real Property	8 and 9
Leases	10 thru 16
Capital Grants and Loans	17 thru 24



Contact: Lauren Buckler 410.767.3174 lauren.buckler@maryland.gov

### 1-M. MAINTENANCE CONTRACT

**Department of Natural Resources** 

*Contract ID:* Renovate Cabins 4-13

Project No. P-003-160-010 ADPICS No. 001B8400183

**Description:** Contract to provide all labor, materials, equipment, tools, insurance, etc., necessary for the complete interior renovations and updating of ten existing, year round, rental cabins. Each cabin has a unique floor plan. Herrington Manor State Park in located in Oakland, Garett County.

**Procurement Method:** Competitive Sealed Bids

Bids or Proposals	Amount
Daystar Builders, Inc., Grantsville, MD	\$777,690.00
Total Contracting, Inc., Lanham, MD	\$803,880.00
C & M Construction and Renovations, LLC, Barton, MD	\$849,000.00

Award: Daystar Builders, Inc.

*Term:* 180 calendar days

**Amount:** \$777,690.00

MBE Participation: 20%

**VSBE Participation:** N/A

**Performance Bond:** Yes

**Payment Bond:** Yes

Hiring Agreement Eligible: No

**Remarks:** A notice of availability of an Invitation for Bids was posted on the DGS Web Site and *eMaryland Marketplace.com* on June 28, 2017. Approximately 1,691 vendors were notified of this solicitation electronically. The engineer's estimate is \$796,813.50. The recommended contractor, Daystar Builders, Inc., has been found responsible, its bid responsive, and has confirmed its bid.



### 1-M. MAINTENANCE CONTRACT (cont'd)

Fund Source: MCCBL 2015 108

**Resident Business:** Yes

**MD Tax Clearance:** 17-2318-0111

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION



Contact: Daniel Schmuck 410.767.4605 daniel.schmuck@maryland.gov

### 2-M. <u>MAINTENANCE CONTRACT</u> Department of General Services

Contract ID: DGS Courier Services
ADPICS No. 001B8400110

**Description:** Contract to provide courier service for the Department of General Service for the Baltimore & Annapolis Routes for three years with two – one year renewal options effective November 1, 2017 through October 31, 2020. Includes all labor, equipment, material, and supplies necessary to perform courier service.

**Procurement Method:** Preference Provider

(Certified Sheltered Workshop)

Bids or Proposals	Amount
The League for People with Disabilities, Towson, MD	\$553,237.27

Award: The League for People with Disabilities

*Term*: 11/01/2017 to 10/31/2020

**Amount:** \$327,317.15 (Three (3) years)

\$112,174.83 Option year 1 \$113,745.28 Option year 2

\$553,237.27 Base + Option Years

*MBE Participation:* N/A

**Performance Bond** No

**Remarks:** The League for People with Disabilities is a Certified Sheltered Workshop under the Maryland Rehabilitation and Employment Program pursuant to COMAR 21.11.05. Pricing for this contract was approved by the Pricing and Selection Committee on August 17, 2017.

Fund Source: H00 18 44659 0808 \$107,592.39 H00 19 44659 0808 \$109,098.69 H00 20 44659 0808 \$110,626.08 H00 21 44659 0808 \$112,174.83 H00 22 44659 0808 \$113,745.28



### **2-M. MAINTENANCE CONTRACT** (cont'd)

**Resident Business:** Yes

*MD Tax Clearance:* 17-2170-1111

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION



Contact: Lauren Buckler 410.767.3174 lauren.buckler@maryland.gov

### 3-GM. <u>GENERAL MISCELLANEOUS</u> Department of General Services

**Reference:** In accordance with provisions of the State Finance and Procurement Article, Section 12-202, Annotated Code of Maryland, approval is requested for the following construction inspection expenditures related to the respective capital improvement project identified below: in the total amount of 4,973.56. (1 item).

Project No.: H-453-160-001 \$4,973.56 MCCBL 2015/Item 103

(J. Howell-PM)

Inspection Services for Roof Replacement Deer's Head Hospital Center in Salisbury, MD

**TOTAL** \$4,973.56

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

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



Contact: Lauren Buckler 410.767.3174 lauren.buckler@maryland.gov

### 4-GM. <u>GENERAL MISCELLANEOUS</u> Department of General Services

**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 noted below: in the total amount of \$125,434.70. (1 item).

Contract ID: Replace Roof at Fifth Regiment Armory

Central, MD

Project No. M-341-160-001

**Description:** A/E contract to provide a site survey, construction drawings and specifications for complete replacement of the roofing system and all roof accessories.

**Procurement Method**: Maryland Architectural and

**Engineering Services Act** 

Award: Gale Associates, Inc. – Towson, MD

**Amount:** \$125,434.70

*Term:* 180 Days (Calendar Days)

MBE Participation: 10%

**Performance Bond:** N/A

**Remarks:** Indefinite Quantity Contract (IQC) DGS-15-006-IQC was developed for DGS to provide Roofing Design and Engineering Services for Multiple Construction Projects for the Department of General Services for Multiple Construction Projects with Fees Greater than \$25,000 and less than \$200,000. Under this agreement, individual contract awards may not exceed \$200,000. Selected firms may be awarded more than one contract; however, the total amount for the contracts awarded to any one firm may not exceed \$500,000. The expiration of the contract (DGS-15-006-IQC) is November 30, 2019.

Fund Source: MCCBL 2015 Item 103



**4-GM.** GENERAL MISCELLANEOUS (cont'd)

**Resident Business:** Yes

*MD Tax Clearance:* 17-1956-0111

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION



Contact: Wendy Scott-Napier 410.767.4088 wendy.scott-napier@maryland.gov

### 5-RP. REAL PROPERTY

Department of Juvenile Services

Approval: Approve Deed Joinder

**Property:** San Mar Girls Group Home

10700 Leslie Lane, Cumberland

2.60 acres, improved with 2,604 sf residence

**Grantor:** The State of Maryland, to the use of the Department of Juvenile Services

Grantee: Allegany County, Maryland and Western Maryland Health Systems

**Recommendation:** Approval is requested for the State to join in the Deed for the transfer of the above referenced property comprised of 2.60 acreage from Allegany County to the Western Maryland Health System. Permission is requested for the DGS Secretary, or his designee to execute the deed and any associated documents on behalf of the Board of Public Works. DGS will work with Allegany County and Western Maryland Health Systems to prepare the deed from the County to Western Maryland Health Systems, which the State will join in to confirm that it is no longer using the property as a girls home and therefore, pursuant to the reverter clause in the original deed, it no longer holds title to the property.

**Background:** Reference is made to BPW Item P-13 (3/16/1977) wherein the State of Maryland acquired the San Mar Girls Group Home. Special conditions stated that in the event that the aforesaid property ceased to use the property as a girls group home, title to the property would revert back to the County Commissioners of Allegany County. Allegany County declared the property surplus and approved the transfer of the property to Western Maryland Health System, to be used as a facility in connection with the State's efforts to combat the opioid crisis.



### **5-RP. REAL PROPERTY** (cont'd)

*State Clearinghouse:* The Clearinghouse conducted an intergovernmental review of the project under MD20170127-0055. Note: The Clearinghouse review was requested before DGS was aware of the reverter clause in the Deed. Since title to the property has reverted to Allegany County, the Clearinghouse recommendation is now void.

This transfer is not subject to the legislative notification requirement under State Finance & Procurement 10-305, because the property has reverted back to Allegany County.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHOUT DISCUSSION

WITHOUT DISCUSSION



Contact: Wendy Scott-Napier

410.767.4088

wendy.scott-napier@maryland.gov

### 6-LT. <u>TENANT LEASE</u>

MSDE/Office of Child Care

Landlord: Liberty, LLC

10614 Beechknoll Lane Potomac, MD. 20854

**Property Location:** 1643 Liberty Road

Eldersburg, MD. 21784

Space Type: Office Lease Type: Renewal Square Feet: 1,712

Duration: 5 Years Effective: January 15, 2018

Annual Rent: \$29,207(Avg) Square Foot Rate: \$17.06 (Avg)

Utilities Responsibility: Tenant Custodial Responsibility: Tenant

**Previous Board Action(s):** 12/05/2012—13-LT

Program	Sub-program	Sub- object	PCA	Square Feet	Cost / SF	Annual Contract Amount
		1301	J7526 J7527 J7017	1,712	\$16.76	\$28,693.12

**Recommendation:** Approval is requested for a 5 year lease of 1,712 sq. ft. of office space at an average rate of \$17.06 and an average annual rent of \$29,207, with one 5 year renewal option subject to future Board of Public Works approval. Reference is made to item 13-LT approved by the Board of Public Works on 12/5/12, wherein the Board approved a 5 year lease with two 5 year renewal options. The prior lease term was 1/15/13 through 1/14/18. The rental rate for the first two years of this renewal lease is \$16.76 sf with the remaining three years of the term at \$17.26 sf. The fund certification shown above covers the first year of the term in which the rental rate is \$16.76 psf.

#### Remarks:

- 1. MSDE/OCC seeks space for licensing and monitoring all child care centers and family child care providers in Maryland. The Office of Child Care also administers the State's Child Care Credentialing System.
- 2. The lease contains a termination for convenience clause, and the standard 6-month hold over period.



#### **6-LT. TENANT LEASE** (cont'd)

- 3. The lease provides (10) use-in-common parking spaces at no cost to the State.
- 4. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.02.05.05. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHOUT DISCUSSION

WITHOUT DISCUSSION



Contact Wendy Scott-Napier 410.767.4088 wendy.scott-napier@maryland.gov

#### 7-LT. TENANT LEASE

Landlord: Harford County, Maryland

220 S. Main Street

Bel Air, Maryland 21014

**Property Location:** 2 S. Bond Street

Bel Air, MD 21014

Space Type: Surface Parking Lot Lease Type: New Lease Number of Spaces: 170

**Duration:** 10 yrs **Effective:** 11/1/2017

Utilities Responsibility: Landlord Custodial Responsibility: Landlord

**Previous Board Actions:** 12/17/03 14-L; 09/10/97 20-L; 10/13/82 62-A-L

Fund Source: N/A

**Recommendation**: Approval is requested for a ten year lease with 2 five year renewal options of 170 parking spaces for 11 State agencies. In lieu of rental payments, Harford County and the State will share equally in the maintenance costs for the parking lot with the State's share not to exceed \$10,000 per year. The County will bill the State annually for maintenance costs associated with the parking lot, and each agency will be invoiced for their pro-rated share of the maintenance costs based upon the # of spaces leased. Reference is made to item 14-L approved on 12/17/03, wherein the Board approved a 10 year renewal lease for the period 1/1/04 - 12/31/14 for 125 spaces. The lease for this location lapsed for the period 1/1/15 through 10/31/17, and has operated on a month to month basis using the prior terms agreed to of maintenance reimbursement in lieu of rent.



#### **7-LT.** <u>TENANT LEASE</u> (cont'd)

#### Remarks:

1. The distribution of the parking spaces per agency is as follows:

Agency		# of Spaces	% of Total Parking
DHS	DSS	70	35.0
JUDC		34	17.0
DPSCS		16	8.0
DNR		15	7.5
OPD		13	6.5
SDAT		12	6.0
DJS		11	5.5
DLLR		10	5.0
SMP	Fire	9	4.5
MSDE	DORS	7	3.5
MDVA		3	1.5

- 2. The number of spaces complies with the 1:2 ratio established for this area.
- 3. The lease contains a termination for convenience clause, and the standard 6 month hold-over period.
- 4. This space was acquired by sole source in accordance with the DGS Space Management
- 5. Manual, Paragraph 6-605 E., as authorized by COMAR 21.05.05.02D. The Department of General Services, in conjunction with the using Agency, recommends the approval of this Item.

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

DEFERRED

WITHOUT DISCUSSION

WITHOUT DISCUSSION

# REVISED

# DEPARTMENT OF GENERAL SERVICES ACTION AGENDA October 18, 2017



Contact: Wendy Scott-Napier

410.767.4088

wendy.scott-napier@maryland.gov

8-LT. TENANT LEASE

Maryland 529

**Landlord/Owner:** Redwood Tower Limited Partnership

2700 Westchester Avenue, Suite 303

Purchase, NY 10577

*Property Location:* 217 E. Redwood Street, 13<sup>th</sup> Floor

Baltimore, MD 21202

Space Type: Office Lease Type: New / Retroactive Square Feet: 6,448 sf Duration: 2 Years Effective: July 1, 2017 Annual Rent: \$127,348.00

**SF Rate:** \$19.75 **Prev. SF Rate:** \$19.75

Utilities Responsibility: Landlord Custodial Responsibility: Landlord

**Previous Board Action(s):** 07/30/97 - 61-L; 09/02/98 - 40-L; 04/27/05 - 11-L;

11/17/10 - 17-LT-OPT

#### Fund Source:

Program	Sub-	Sub-	PCA	Square Feet	Cost/SF	Annual Contract
	program	object				Amount
NB07	N/A	1301	10641	6,448	\$19.75	\$127,348.00

Recommendation: Approval is requested for a new lease of 6,448 sf at a rate pf \$19.75 sf for a 2 year term. Retroactive approval is needed for the period July 1, 2017 to October 18, 2017 totaling \$37,998.93. The retroactive lease period occurred because the using agency delayed in providing the appropriate approvals for DGS to proceed with the lease renewal. Additionally, the agency was evaluating renovation opportunities which were not financially feasible. The agency is in the process of preparing the appropriate paperwork and identifying additional fund sources to request an expansion of the leased space for additional staff and functions. The retroactive lease period occurred as a result of the agency exploring space options for newly hired Maryland ABLE Program staff for the Maryland 529 program. The timing of the new staff joining the program occurred near the end of the lease hold-over period, and resulted in a delay in finalizing the new lease. During the new lease term, the Maryland 529 program will evaluate whether to renovate the existing space or relocate to another location due to their staff expansion. DGS will continue to support the agency in these efforts.

# REVISED

#### DEPARTMENT OF GENERAL SERVICES ACTION AGENDA October 18, 2017



#### **8-LT.** <u>TENANT LEASE</u> (cont'd)

**Recommendation:** (cont'd)

Reference is made to item #17-LT-OPT dated November 17, 2010 wherein the Board of Public Works approved a 5 year lease term for the period December 12, 2011 to December 11, 2016 with a 6 month holdover period that expired June 30, 2017. Although the lease expired on December 12, 2016, the 6 month holdover period was extended through June 30, 2017 based upon the definition of Lease Year in Section 33 of the prior lease document.

#### Remarks:

- 1. The space is used as the administrative offices for the Maryland 529 (formerly known as College Savings Plans of Maryland) since 1997. The agency provides flexible and affordable plans to assist Maryland families save for future college expenses and reduce dependence on student loans and other forms of debt.
- 2. The lease includes a termination for convenience clause, and the standard six month holdover provision.
- 3. The lease contains escalations for real estate taxes and operating expenses.
- 4. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.05.05.02.D.
- 5. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

DEFERRED

WITHOUT DISCUSSION

WITHOUT DISCUSSION



Contact: Wendy Scott-Napier

410.767.4088

wendy.scott-napier@maryland.gov

#### 9-LT. TENANT LEASE

Department of Human Services

Landlord: Charles County Government

P.O. Box 2150

La Plata, Maryland 20646

**Tenant:** Maryland Department of Human Services

200 Kent Avenue

La Plata, Maryland 20646

**Property Location:** 10630 Deacon Road

White Plains, Maryland 20695

Space Type: Office Lease Type: New Acres:  $5.0 \pm \text{improved}$ 

**Duration:** 3 Years **Effective:** November 1, 2017

Annual Rent: \$1.00

Utilities: Tenant Custodial: Tenant

**Recommendation:** Approval is requested to approve this new Intergovernmental Lease Agreement between Charles County Government and Maryland Department of Human Services for the use of the above referenced property by the Charles County Department of Social Services, for the Child Welfare program for a term of 3 years, effective November 1, 2017 and two 3 year renewal options.

#### Remarks:

- 1. This building will be used for the Child Welfare program, for child visitation meetings, staff meetings, Advisory Board meetings, foster parents and youth events/picnics, fund raisers.
- 2. The area surrounding this building will be developed to support activities through the creation of a garden, new landscaping, and maintenance of the baseball diamond, new swing sets and other children's playground equipment.
- 3. The lease contains a termination for convenience clause, with three (3) months holdover notice.
- 4. Tenant is self-insured under Title 9 of the State Finance and Procurement Article and under the MD Tort Claims Act (MTCA) for it's own property and the tortious acts and omissions of its own personnel as defined by and allowed under the MTCA.

**BOARD OF PUBLIC WORKS** 

THIS ITEM WAS:

APPROVED

**DISAPPROVED** 

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



Contact: Joseph Cleary 410-230-3348 joseph.cleary@maryland.gov

#### 10-CGL. <u>CAPITAL GRANTS AND LOANS</u> Department of Juvenile Services

**Recommendation:** That the Board of Public Works (BPW) approve a request by Chesapeake Center for Youth Development, Inc., formerly known as Chesapeake Foundation for Human Development, Inc. (Grantee, collectively "CCYD"), each a Maryland corporation and a non-profit organization registered in Maryland:

- 1. To sell certain grant-funded real property located at 301 E. Patapsco Avenue, Baltimore, Maryland 21225 (formerly known as the Chesapeake Alternative School) to the Baltimore City Board of School Commissioners ("BCBSC") for use as a school annex for the adjacent Maree Faring Elementary/Middle School and Community School Center;
- 2. To retain sale proceeds to pay PSB Credit Services, Inc. for existing debt pre-dating the filing of the State's Right of Recovery: and
- 3. That the State waive its right of recovery, for good cause shown, pursuant to Maryland Human Services Article §9-406(d).

This request is conditioned on the Agreement of Sale by and between CCYD and BCBSC proceeding to settlement and being finalized.

*Prior Actions:* Chesapeake Foundation for Human Development, Inc. Loan of 1990 –

\$138,570.50 (Item 13-CGL)

Chesapeake Foundation for Human Development, Inc. Loan of 1990 - \$162,629.50 (Item 13-CGL)

Chesapeake Foundation for Human Development, Inc. Loan of 1990 – \$11,429.50 (Item 12-CGL)

Chesapeake Foundation for Human Development, Inc. Loan of 1990 - \$17,670.50 (Item 12-CGL)

Chesapeake Center for Youth Development, Inc. Loan - \$72,000.00 Chesapeake Center for Youth Development, Inc. Loan - \$15,500.00

**Background:** The State granted CCYD, a non-profit alternative school, bond proceeds for the expansion and renovation of the Chesapeake Center. The facility was used by CCYD to provide social, vocational, developmental, and special education programs for youth involved with the Department of Juvenile Services. CCYD provided year-round Secondary, Career Development, Pre-GED and GED education to at-risk students.



# **10-CGL.** CAPITAL GRANTS AND LOANS (cont'd)

**Background:** (cont'd)

CCYD served as a community-based organization benefitting young people in the Baltimore area who were at-risk of initial or repeat interaction with the juvenile delinquency system. CCYD helped youths overcome barriers to living wholesome and productive lives by providing programs and partnering with other organizations. The Chesapeake Alternative School closed in 2014 after 36 years of operation. The building remained in use to house CCYD's administrative offices and a number of programs for the benefit of DJS' youth.

Now, the Baltimore City Public Schools has submitted a letter of intent to purchase the building for use as a school annex for the adjacent Maree Faring Elementary/Middle School and Community School Center. The purchase is a critical element in the school system's plan to reduce severe overcrowding by expanding the Maree Faring school building and facilities, one of the most overcrowded schools in the district, currently at 215% of capacity.

The building also remains a community anchor in an otherwise distressed and marginalized area of Baltimore City. It currently houses an array of services and meeting space for community members and groups (e.g. Boys and Girls Club, Hungry Harvest's weekly fresh food market, and CCYD's employment, recreation and other community initiatives) that help divert families from the social services and juvenile services systems.

The property is encumbered by a mortgage with a principal balance of \$482,374.31, accrued interest of \$102,339.11 and late charges of \$612.96 for a total pay off balance at \$585,326.38 as of August 22, 2017. PSB Credit Services, Inc., the current owner of the debt, has agreed to compromise its claim and accept the purchase price of the property, not to be less than \$300,000.00. The BCBSC has agreed to a purchase price of \$350,000.00 contingent upon a waiver of the State's Right of Recovery.

**Remarks:** The Department of Juvenile Services recommends granting a conditional waiver of the State's Right of Recovery, for good cause shown, conditioned on the current agreement for sale between CCYD and BCBSC being finalized and the property being transferred to BCBSC. This recommendation is based on:

- 1. The bonds that funded the grants are no longer outstanding;
- 2. CCYD has provided services to Maryland youths for over 36 years; and
- 3. Alternatives to granting a conditional waiver are costly and not in the public interest.
  - a. Pursuing a claim against CCYD for default, and locating a buyer willing to offer an amount for the real property in its current condition sufficient to pay the existing loan obligations with PSB Credit Services, Inc. would result in high costs to the State;



# 10-CGL. CAPITAL GRANTS AND LOANS (cont'd)

**Background:** (cont'd)

b. Allowing the property to proceed to foreclosure will likely not yield a buyer capable of carrying out the renovations necessary to repurpose the building, the loss of tax revenue, and would potentially deprive the BCBSC of the use of the building to serve the community.

Grantee now seeks Board of Public Works approval of its transfer of grant-funded property to BCBSC. Grantee also seeks Board approval to retain the sale proceeds and use the proceeds to pay PSB Credit Services, Inc. for existing debt, at a significantly reduced amount, on the grant-funded property, including all closing costs associated with the sale. Grantee acknowledges that the Board's granting of a waiver of the State's interest is conditioned on the letter of intent dated March 30, 2017, between CCYD and BCBSC proceeding to contract and settlement and being finalized.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

**APPROVED** 

**DISAPPROVED** 

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



Contact Ahmed Awad 410.767.6589 ahmed.awad@maryland.gov

#### 11-CGL. <u>CAPITAL GRANTS AND LOANS</u> Department of Health

**Recommendation:** That the Board of Public Works (BPW) approve a grant of \$108,697.00 to **Community Clinic, Inc. (CCI)** (Montgomery County).

**Project:** The acquisition of durable dental equipment and furniture for examination rooms, office, and waiting rooms at **2 Taft Court, Rockville**, Maryland 20850.

*Funding:* The Maryland Department of Health has determined that the grantee is required to provide a 25% local share of the eligible project cost.

Total Project Cost	\$144,929.00
Eligible Project Cost	\$144,929.00

State's share at 75% \$108,697.00 MCCBL 2013, FQHC

Grantee Share at 25% \$ 36,232.00 Cash

#### Remarks:

- 1. Grantee is a nonprofit organization.
- 2. In accordance with *Subtitle 13 of Title 24 of the Health-General Article of the Annotated Code of Maryland*, the Board's approval is further contingent upon the State's right of recovery being included in the Deed(s) or otherwise recorded among the Land Records of Montgomery County.
- 3. No State funds will be disbursed until the grantee has presented suitable evidence to the Office of Capital Planning that it has expended the required matching funds.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHOUT DISCUSSION

WITHOUT DISCUSSION



Contact Ahmed Awad 410.767.6589 ahmed.awad@maryland.gov

#### 12-CGL. <u>CAPITAL GRANTS AND LOANS</u> Department of Health

**Recommendation:** That the Board of Public Works (BPW) approve a Waiver of Priority of Declaration and Subordination Agreement on behalf of **Comprehensive Housing Assistance**, **Inc.** (**CHAI**, "**Grantee**") (Baltimore City).

#### Past Bpw Actions:

DGS Item 31-CGL, May 11, 2016 Agenda \$ 60,523.00 DGS Item 16-CGL, April 5, 2017 Agenda \$155,373.00

**Background:** The project consisted of the acquisition and renovation of a four-bedroom, two-bathroom house located at **3914 Pinkney Road, Baltimore City**, MD 21215. As required under Subtitle 6 of Title 24 of the Health-General Article of the Annotated Code of Maryland, a State's ROR dated:

- 1. June 9, 2016 was recorded on June 16, 2016 in the Land Records of Baltimore City in Liber 18227, Page 383 (the "First Declaration). Said First Declaration is to expire on August 8, 2046.
- 2. June 6, 2017 was recorded on June 30, 2017 in the Land Records of Baltimore City in Liber 18227, Page 383 (the "Second Declaration). Said Second Declaration is to expire on June 6, 2047.

Subtitle 6 of Title 24 of the Health-General Article of the Annotated Code of Maryland provides that a lien based on the State's ROR is superior to a lien or other interest of a mortgagee "except as the State may otherwise provide by written subordination agreement".

Grantee has entered into a Gap Loan Agreement with the Community Development Administration (CDA) to fund additional renovations. The loan is contingent upon the State agreeing to subordinate its rights under the ROR to CDA's Deed of Trust.

The new Waiver of Priority of Declaration and Subordination Agreement recommended for approval reflects this financial arrangement between the State, Grantee, and CDA.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHOUT DISCUSSION

WITHOUT DISCUSSION



Contact Ahmed Awad 410.767.6589 ahmed.awad@maryland.gov

#### 13-CGL. <u>CAPITAL GRANTS AND LOANS</u> Department of Health

**Recommendation:** That the Board of Public Works (BPW) approve a Waiver of Priority of Declaration and Subordination Agreement on behalf of **Comprehensive Housing Assistance**, **Inc.** (**CHAI**, "**Grantee**") (Baltimore City).

#### Past Bpw Actions:

DGS Item 20-CGL, July 27, 2016 Agenda \$ 56,767.00 DGS Item 17-CGL, April 5, 2017 Agenda \$133,708.00

**Background:** The project consisted of the acquisition, design, and renovation of a six-bedroom, three-bathroom house located at **3914 W. Strathmore Avenue**, Baltimore City, MD 21215. As required under *Subtitle 6 of Title 24 of the Health-General Article of the Annotated Code of Maryland*, a State's Right of Recovery ("ROR") dated:

- 1. August 30, 2016 was recorded on October 28, 2016 in the Land Records of Baltimore City in Liber 18585, Page 351 (the "First Declaration). Said First Declaration is to expire on August 30, 2046.
- 2. June 6, 2017 was recorded on June 30, 2017 in the Land Records of Baltimore City in Liber 19298, Page 489 (the "Second Declaration). Said Second Declaration is to expire on June 6, 2047.

Subtitle 6 of Title 24 of the Health-General Article of the Annotated Code of Maryland provides that a lien based on the State's ROR is superior to a lien or other interest of a mortgagee "except as the State may otherwise provide by written subordination agreement".

Grantee has entered into a Gap Loan Agreement with the Community Development Administration (CDA) to fund additional renovations. The loan is contingent upon the State agreeing to subordinate its rights under the ROR to CDA's Deed of Trust.

The new Waiver of Priority of Declaration and Subordination Agreement recommended for approval reflects this financial arrangement between the State, Grantee, and CDA.

BOARD OF PUBLIC WORKS
THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION



Contact Ahmed Awad 410.767.6589 ahmed.awad@maryland.gov

#### 14-CGL. <u>CAPITAL GRANTS AND LOANS</u> Department of Health

**Recommendation:** That the Board of Public Works (BPW) approve a Waiver of Priority of Declaration and Subordination Agreement on behalf of **Comprehensive Housing Assistance**, **Inc.** (**CHAI**, "**Grantee**") (Baltimore City).

#### Past BPW Actions:

DGS Item 21-CGL, July 27, 2016 Agenda \$ 51,867.00 DGS Item 18-CGL, April 5, 2017 Agenda \$107,198.00

**Background:** The project consisted of the acquisition and renovation of a four-bedroom, two-bathroom house located at **5726 Clover Road, Baltimore City**, MD 21215. As required under *Subtitle 6 of Title 24 of the Health-General Article of the Annotated Code of Maryland*, a State's Right of Recovery ("ROR") dated:

- 1. August 30, 2016 was recorded on October 27, 2016 in the Land Records of Baltimore City in Liber 18585, Page 337 (the "First Declaration). Said First Declaration is to expire on August 30, 2046.
- 2. June 6, 2017 was recorded on June 30, 2017 in the Land Records of Baltimore City in Liber 19298, Page 489 (the "Second Declaration). Said Second Declaration is to expire on May 6, 2047.

Subtitle 6 of Title 24 of the Health-General Article of the Annotated Code of Maryland provides that a lien based on the State's ROR is superior to a lien or other interest of a mortgagee "except as the State may otherwise provide by written subordination agreement".

Grantee has entered into a Gap Loan Agreement with the Community Development Administration (CDA) to fund additional renovations. The loan is contingent upon the State agreeing to subordinate its rights under the ROR to CDA's Deed of Trust.

The new Waiver of Priority of Declaration and Subordination Agreement recommended for approval reflects this financial arrangement between the State, Grantee, and CDA.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION



Contact Ahmed Awad 410.767.6589 ahmed.awad@maryland.gov

#### 15-CGL. <u>CAPITAL GRANTS AND LOANS</u> Department of Health

**Recommendation:** That the Board of Public Works approve a grant of \$659,290.00 to **Opportunity Ministries, Inc. (OM)**, (Anne Arundel County).

**Project:** Construction of a building with six housing units at **7162 E. Furnace Branch Road, Glen Burnie**, Maryland. The property is owned by OM.

*Funding:* The Maryland Department of Health has determined the grantee is required to provide a 25% local share of the eligible project cost.

Total Project Cost	\$879,053.00
Eligible Project Cost	\$879,053.00

State Share (75%) \$659,290.00 CB-31201-01

\$570,404.00 MCCBL 2015 (CHFF) \$ 88,886.00 MCCBL 2016 (CHFF)

Grantee Share (25%) \$219,763.00 Cash

#### Remarks:

- 1. The proposed project will provide supportive housing for women who have children and/or are pregnant, are homeless, and are recovering from substance abuse.
- 2. Grantee is a nonprofit organization.
- 3. In accordance with Subtitle 6 of Title 24 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 Anne Arundel County.
- 4. No State funds will be disbursed until the grantee has presented suitable evidence to the Office of Capital Planning, Budgeting, and Engineering Services that it has expended the required matching funds.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION





Contact: Wendy Scott-Napier 410.767.4088

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16-RP. REAL PROPERTY

*Maryland Environmental Trust* File # 00-8486, Charles County

**Recommendation:** Approval for Agreement of Sale to sell in fee simple +/-16.706 acres

unimproved

**Property:** 16.706 +/- acres unimproved

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

Grantee: Isagani C. Pascual

**Consideration:** \$80,000.00

**Remarks:** Approval is requested for an Agreement of Sale to sell 16.706 acres located southeast of Marshall Hall Road and Bryan's Road in Charles County. The subject property was donated to the Maryland Environmental Trust (MET) in December 2004 for the purpose of re-sale, and is not included on the Department of Natural Resources (DNR) and MET owned State property listing. Transfer documents are subject to legal review.

**Background:** The sale of property was approved by the MET Board of Trustees on June 5, 2017 with the consideration of \$80,000.00. The property has been listed through a broker contract with Coldwell Banker Jay Lilly Real Estate in Charles County for nearly 1 year, and this is the only offer that has been received. The property was previously listed for 2 years with another broker, and two sales have previously fallen through on the property. A commission is due at time of settlement of 8% of the sales price or \$6,400.00, which will be paid from the sales proceeds.

Although the sales price is lower than the appraised value, DGS recommends approval of the transaction for several reasons. The current raw land market in Charles County is saturated which is driving down the costs of vacant land; a portion of this property contains wetlands and is not buildable; two previous contracts have fallen through for this property; and there have been no State funds expended on this property.





#### **16-RP. REAL PROPERTY** (cont'd)

The Department of Planning Attorney General's office was contacted regarding a Clearinghouse review for this type of project, and advised an inter-governmental review is not required.

Additionally, the Department of Legislative Services was contacted, and legislative notification is not required for this property.

**Reference:** Reference is made to Item 12-RP approved by the Board of Public Works on September 3, 2014, approving the property as surplus.

#### Appraised Value:

\$175,000 (10/13/15) Darryl R. Andrews – Appraiser - Reviewed by William Beach \$150,000 (10/13/17) Darryl R. Andrews – Appraiser – Reviewed by William Beach

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION