

**NOTICE:**

1. On January 22, 2014, the Board of Estimates approved the Resolution on the Regulation of Board of Estimates Meetings and Protests, effective February 05, 2014. Pursuant to the Resolution:

a. Anyone wishing to speak before the Board, whether individually or as the spokesperson of an entity must notify the Clerk of the Board in writing no later than by noon on the Tuesday preceding any Board meeting, or by an alternative date and time specified in the agenda for the next scheduled meeting. The written protest must state (1) whom you represent and the entity that authorized the representation (2) what the issues are and the facts supporting your position and (3) how the protestant will be harmed by the proposed Board action.

b. Matters may be protested by a person or any entity directly and specifically affected by a pending matter or decision of the Board. In order for a protest to be considered, the protestant must be present at the Board of Estimates meeting at 9:00 A.M., Room 215 City Hall.

c. A Procurement Lobbyist, as defined by Part II, Sec. 8-8 (c) of The City Ethics Code must register with the Board of Ethics as a Procurement Lobbyist in accordance with Section 8-12 of The City Ethics Code.

The full text of the Resolution is posted in the Department of Legislative Reference, the President of the Board's web site, ([http://www.baltimorecitycouncil.com/boe\\_agenda.htm](http://www.baltimorecitycouncil.com/boe_agenda.htm)) and the Secretary to the Board's web site (<http://www.comptroller.baltimorecity.gov/BOE.html>).

Submit Protests to:  
Attn: Clerk,  
Board of Estimates  
Room 204, City Hall  
100 N. Holliday Street  
Baltimore, Maryland 21202

## BOARD OF ESTIMATES' AGENDA - APRIL 13, 2016

### BOARDS AND COMMISSIONS

#### 1. Prequalification of Contractors

In accordance with the Rules for Prequalification of Contractors, as amended by the Board on October 30, 1991, the following contractors are recommended:

Abel Recon, LLC	\$ 6,489,000.00
American Contracting & Environmental Services, Inc.	\$ 44,829,000.00
Concrete Protection & Restoration, Inc.	\$ 8,000,000.00
DN Tanks, Inc.	\$398,673,000.00
Edwin A. & John O. Crandell, Inc.	\$ 12,699,000.00
HGS, LLC. d/b/a Angler Environmental	\$ 35,325,000.00
Long Fence Company, Inc.	\$118,143,000.00
Meadville Land Service, Inc.	\$ 8,000,000.00
MGE, Inc.	\$ 6,678,000.00
Oakmont Contracting, LLC	\$ 1,422,000.00
Trenton Contracting Co., Inc.	\$ 5,409,000.00

#### 2. Prequalification of Architects and Engineers

In accordance with the Resolution Relating to Architectural and Engineering Services, as amended by the Board on June 29, 1994, the Office of Boards and Commissions recommends the approval of the prequalification for the following firms:

AB Consultants, Inc.	Landscape Architect Engineer Land Survey
Delon Hampton & Associates, Chartered	Engineer

**AGENDA**

**BOARD OF ESTIMATES**

**04/13/2016**

**BOARDS AND COMMISSIONS** - cont'd

Dewberry Consultants, LLC	Land Survey Architect Landscape Architect Engineer
Human and Rohde, Inc.	Landscape Architect
Leo Matanguihan Architect	Engineer
Marine Solutions, Inc.	Engineer
Modjeski and Masters, Inc.	Engineer
Schrader Group Architecture, LLC	Engineer Architect

**AGENDA**

**BOARD OF ESTIMATES**

**04/13/2016**

Space Utilization Committee - Sub-Lease Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a Sub-Lease Agreement with the Roland Park Baseball League, Inc., Sub-lessee, for the rental of a portion of the property known as Enslow Field, Northwest Park, located on a portion of 2101 W. Rogers Avenue. The period of the Sub-Lease Agreement is effective upon Board approval for one year, with the option to extend the Sub-lease for two additional 25-year terms.

**AMOUNT OF MONEY AND SOURCE:**

\$1.00 - If demanded

**BACKGROUND/EXPLANATION:**

The sub-leased premises will be used for the Roland Park Baseball and Softball Leagues. The Sub-lessee is subject to paying the Department of Recreation and Parks its standard team registration fees for little league baseball.

During the initial term the Sub-lessee will have access to the sub-leased premises in order to build, in accordance with plans and specifications approved by the Sub-lessor and pursuant to Paragraph 3.B.1 of the Sub-Lease Agreement, a 90' little league baseball diamond which will be convertible to a 70' diamond mound for younger players, together with associated grading, sodding and woodline clearing, and additional improvements. These improvements will include, but will not be limited to fencing, and team benches, as determined by the Sub-lessee and approved by the Sub-lessor during the initial term.

**AGENDA**

**BOARD OF ESTIMATES**

**04/13/2016**

Space Utilization Committee - cont'd

The anticipated cost is not less than \$130,000.00.

The Space Utilization Committee approved this Sub-Lease Agreement on April 5, 2016.

(The Sub-Lease Agreement has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**04/13/2016**

Space Utilization Committee - Lease Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a Lease Agreement with Lineal Industries, Inc., Tenant, for the rental of a portion of the property known as ES S. Hanover Street, 113'2 S W Wells Street (Block 1036, Lot 9/11) containing 0.284 acres. The period of the Lease Agreement is March 1, 2016 through February 28, 2017, with the option to renew for one additional 1-year term.

**AMOUNT OF MONEY AND SOURCE:**

<u>Annual Rent</u>	<u>Monthly Installation</u>
\$15,450.00	\$1,287.50

**BACKGROUND/EXPLANATION:**

The space is being used as storage for the Landlord's trailer and the Tenant's construction equipment. The Landlord will be responsible for giving the Tenant five business days notice, in writing or verbally, for any purpose of constructing or servicing its utilities. Any paving material dug up or disturbed will be replaced by the Landlord at its expense. The Landlord retains the right to utilize said premises for maintaining or repairing any utilities or proposed utilities that may be installed in the future.

The Tenant will be responsible for snow removal, liability insurance, erecting a fence around the premises, if applicable. The tenant may not erect a permanent storage building or shed on the premises. The Tenant will not use the leased premises to store gasoline or other flammable ignitable or explosive substances, repair vehicles or equipment, or for any illegal or unlawful purposes.

**AGENDA**

**BOARD OF ESTIMATES**

**04/13/2016**

Space Utilization Committee - cont'd

The Lease Agreement is late because of delays in the administrative process.

The Space Utilization Committee approved this Lease Agreement on April 5, 2016.

(The Lease Agreement has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**04/13/2016**

Department of Real Estate - Expenditure Authorization

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize the Department of Health's Women, Infant and Children (WIC) Program, Tenant, to continue to pay by Expenditure Authorization, month-to-month rent and additional rental fees to Bon Secours Baltimore Health Systems, Inc., Landlord, for the property located at 26 N. Fulton Avenue. The period of the month-to-month rent is January 1, 2016 to May 31, 2016.

**AMOUNT OF MONEY AND SOURCE:**

\$422.55 - Monthly Rent

The additional rent will be \$200.00 per month for the two telephones lines and \$29.63 per month for shared copier and paper.

Account No. - 4000-423216-3080-294100-603013

**BACKGROUND/EXPLANATION:**

The Lease Agreement expired December 31, 2015.

The Landlord and Tenant are negotiating a new lease agreement for the Tenant's WIC Program to remain at the site. The Department of Health will continue to pay rent on a month-to-month basis until a lease agreement has been approved and executed by the Board. It is expected that the negotiations will be concluded on or before May 31, 2016.

**APPROVED FOR FUNDS BY FINANCE**



**AGENDA**

**BOARD OF ESTIMATES**

**04/13/2016**

Space Utilization Committee - Transfer of Jurisdiction

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the transfer of a portion of the property known as 823-825 N. Mount Street (Block 86, to be known as Lot 001) from the inventory of the Department of Recreation and Parks to the inventory of the Department of Public Works.

**AMOUNT OF MONEY AND SOURCE:**

N/A

**BACKGROUND/EXPLANATION:**

This property is being subdivided by the Bureau of Surveys and Records. The property will be known as Lot 1 and Lot 2. Lot 1 is being transferred to the Department of Public Works, which needs to keep Lot 1 for the construction of a bio-retention facility (ER4097 W263 Lanvale Bio-Retention). Lot 2 will be assigned to the Department of Real Estate for disposition.

The Space Utilization Committee approved this Transfer of Jurisdiction on April 5, 2016.

AGENDA

BOARD OF ESTIMATES

04/13/2016

OPTIONS/CONDEMNATION/QUICK-TAKES:

<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
<u>Dept. of Housing and Community Development (DHCD) - Condemnations</u>			

1. Walter Y. Goodwich	1719 Brunt St.	Sub-G/R \$60.00	\$ 160.00
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Funds are available in account 9910-908044-9588-900000-704040, Tax Sale Ground Rents Project.

2. Ilene H. Powers	1510 N. Port St.	G/R \$78.00	\$ 520.00
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Funds are available in account 9910-908044-9588-900000-704040, Miscellaneous Project.

The fair market value was substantiated in appraisals made by independent appraisers contracted by the City. This will permit the City to have title to, and if necessary immediate possession of, the subject property interest.

DHCD - Condemnation Settlement

3. Anthony Wagstaff	4673 Park Heights Ave.	L/H	\$6,000.00
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On July 1, 2015, the Board approved the acquisition of the leasehold interest in the property located at 4673 Park Heights Avenue for the fair market value of \$24,000.00, based upon an independent appraisal report. The owner produced a report valuing the property at \$36,000.00. After negotiations the parties agreed to settle the case for \$30,000.00. Therefore, the Board is requested to approve an additional \$6,000.00.

Funds are available in account 9910-903183-9588-900000-704040.

**AGENDA**

**BOARD OF ESTIMATES**

**04/13/2016**

Office of the Labor Commissioner - Transition Health and  
Prescription Drug Plan  
Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to authorize the execution of the negotiated Transition Health and Prescription Drug Plan between the Mayor and City of Baltimore, the Office of the Labor Commissioner, Fraternal Order of Police, IAFF Local 734 Fire Fighters, IAFF Local 964 Fire Officers, City Union of Baltimore and AFSCME Council 67 Locals 44, 558, and 2202.

**AMOUNT OF MONEY AND SOURCE:**

N/A

**BACKGROUND/EXPLANATION:**

A Transition Health and Prescription Drug Plan Agreement was negotiated to replace the original agreement approved by the Board of Estimates on November 7, 2012. The submitted successor agreement, which was drafted by attorneys representing the City of Baltimore and the Unions, reflects agreed upon terms and conditions. The successor agreement will remain in effect through December 31, 2017.

The City's obligation to the Managerial and Professional Society (MAPS) is to "meet and confer," but MAPS was invited to participate in the discussions regarding the new agreement.

(The Transition Health and Prescription Drug Plan Agreement has been approved by the Law Department as to form and legal sufficiency.)