

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) 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 27, 2016

BOARDS AND COMMISSIONS

1. Prequalification of Contractors

In accordance with the Rules for Prequalification of Contractors, as amended by the Board on October 31, 1991, the following contractors are recommended:

Boyer, Inc.	\$ 47,322,000.00
Brandenburg Industrial Service Company	\$312,183,000.00
Brawner Contracting Company, Inc.	\$ 6,822,000.00
Caplan Bros., Inc.	\$ 8,000,000.00
Commercial Cabling & Sound, Inc.	\$ 234,000.00
Commercial Camera & Security, Inc.	\$ 1,500,000.00
Deca, Inc.	\$ 8,000,000.00

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:

Albrecht Engineering, Inc.	Engineer
DM Enterprises of Baltimore, LLC	Engineer
Hillis-Carnes Engineering Associates, Inc.	Engineer
Volkert, Inc.	Engineer

AGENDA

BOARD OF ESTIMATES

04/27/2016

Space Utilization Committee - First Amendment to Communications License Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of the First Amendment to Communications License Agreement with Cellco Partnership d/b/a Verizon Wireless, Licensee.

AMOUNT OF MONEY AND SOURCE:

Annual Rent

\$45,714.91

BACKGROUND/EXPLANATION:

On October 31, 2012, the Board approved the original License Agreement with Cellco Partnership for an indoor Distributed Antenna System at the Baltimore Convention Center with the option to renew for three additional 5-year terms.

This amendment will allow for the replacement of existing antennas, associated equipment and the addition of up to four remote radio heads at the site. The Licensee will be permitted to add equipment. The current annual rent is \$42,114.91 there will be an increase in the annual rent to \$45,714.91. All other terms and conditions of the original license agreement will remain unchanged.

The Space Utilization Committee approved this License Agreement on April 19, 2016.

(The First Amendment to Communications License Agreement has been approved by the Law Department as to form and legal sufficiency.)

AGENDA

BOARD OF ESTIMATES

04/27/2016

Space Utilization Committee - Amendment to Lease Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of the Lease Agreement with Rosser, LLC, Landlord, for the rental of the property located at 201 E. Baltimore Street known as 1 Calvert Plaza, consisting of approximately 40,332 square feet, being on floors 1, 2, 3, 4, and 5. The amendment will extend the original agreement through April 30, 2018.

AMOUNT OF MONEY AND SOURCE:

	<u>Annual Rent</u>	<u>Monthly Installments</u>
Year 1	\$706,426.50	\$58,868.88
Year 2	\$720,555.03	\$60,046.25

Account: 1001-000000-1601-172500-603013

BACKGROUND/EXPLANATION:

On May 3, 2006, the Board approved the original lease agreement for the period of May 3, 2006 through April 30, 2016. This amendment will extend the original agreement for an additional two-year period.

The Landlord will be responsible for utilities, real estate taxes, maintenance and repairs, janitorial, security and fire insurance, sprinkler system and snow removal. The Baltimore City Department of Human Resources, Tenant, will be responsible for liability insurance under the City's self-insured program, and telephone and computer service to the Demised Premises.

The Space Utilization Committee approved this Amendment to Lease Agreement on April 19, 2016.

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

AGENDA

BOARD OF ESTIMATES

04/27/2016

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) - Option</u>			
1. John Novak, Jr.	933 N. Madeira St.	G/R \$36.00	\$ 240.00

Funds are available in account 9910-906416-9588-900000-704040, EBDI Phase II Project.

In the event that the option agreement fails and settlement cannot be achieved, the Department requests the Board's approval to purchase the interest in the above property by condemnation proceedings for an amount equal to or lesser than the option amounts.

DHCD - Condemnations

2. Downtin Consultants Inc. and Delaney Development Group, Inc.	2202 Druid Hill Ave.	L/H	\$7,333.00
3. Medhat Ebeid	2205 Druid Hill Ave.	L/H	\$6,520.00
4. Joel M. White, Timothy Snyder and Katherine Snyder, his wife (as Joint Tenants)	2210 Druid Hill Ave.	L/H	\$6,333.00
5. New Horizon Development, LLC	2211 Druid Hill Ave.	F/S	\$5,220.00

AGENDA

BOARD OF ESTIMATES

04/27/2016

OPTIONS/CONDEMNATION/QUICK-TAKES:

<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
<u>DHCD - Condemnation - cont'd</u>			
6. Elizabeth Brown	2212 Druid Hill Ave.	L/H	\$6,066.00

Funds are available in account 9910-905788-9588-900000-704040, Druid Hill Project.

The fair market values were 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 properties interest in conformity with the applicable law.

7. Mid-Atlantic Funding Corp.	942 N. Patterson Park Ave.	\$120.00 Sub-G/R	\$ 367.00
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Funds are available in account 9910-906416-9588-900000-704040, EBDI Phase II Project.

DHCD - Condemnation/Redemption

The Board is requested to approve acquisition of the ground rent interest by condemnation, or in the alternative may, SUBJECT to the prior approval of the Board, make application to the Maryland Department of Assessments and Taxation to redeem or extinguish the ground rent interest for the following properties:

8. The David Siegel Charitable Trust	1825 E. Biddle St.	G/R \$ 42.00	\$ 350.00
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Funds are available in account 9910-906416-9588-900000-704040, EBDI Project.

AGENDA

BOARD OF ESTIMATES

04/27/2016

OPTIONS/CONDEMNATION/QUICK-TAKES:

<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
<u>DHCD - Condemnation/Redemption - cont'd</u>			
9. Ruth Esther Cooper	405 McAllister St.	G/R \$ 30.00	\$ 250.00

Funds are available in account 9910-907079-9588-900000-704040.

EXTRA WORK ORDER AND TRANSFER OF FUNDS

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The Board is requested to approve
the Extra Work Order
as listed on the following page:

8

The EWO has been reviewed and approved
by the Department of
Audits, CORC, and MWBOO
unless otherwise indicated.

In connection with the Transfer of Funds,
pursuant to Charter provisions, a report has
been requested from the Planning
Commission, the Director of Finance
having reported favorably thereon.

AGENDA

BOARD OF ESTIMATES

04/27/2016

EXTRA WORK ORDER

Contract	Prev. Apprvd.	Time %
<u>Awd. Amt.</u>	<u>Extra Work</u>	<u>Contractor</u>
		<u>Ext. Compl.</u>

Department of Transportation (DOT)/DOT Eng. and Constr.

- | | | |
|----|---|-------------|
| 1. | EWO #002, \$135,153.00 - TR 14018, Material Testing | 2014 |
| | <u>Various Projects Citywide</u> | |
| | \$108,620.00 | \$80,700.00 |
| | Sabra Wang & Associates, Inc. | - 85 |

This authorization was requested by the DOT to pay for assignments with no designed area of work. After bid opening, the City assigned work to the contractor on an as needed basis to help with the design of various engineering projects. These assignments were unknown at the time of advertisement, which included the emergency work on the 26th Street Retaining Wall, vertical construction work on the Greyhound Bus Terminal and the Salt Dome Construction. As a result, the number of field testing hours has exceeded the items that were advertised in this contract and these items are needed to complete the projects. The work under this EWO has been completed. An Engineer's Certificate of Completion of Work has not been issued.

2. TRANSFER OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
\$172,109.52	9950-904508-9509	9950-907536-
MVR	Constr. Reserve	9508-2
	Materials Testing	Contingencies
		Material
		Testing

This transfer will cover the deficit and fund the cost associated with Change Order No. 2 on Project No. TR 14018, Material Testing 2014 Various Projects Citywide, with Sabra Wang & Associates, Inc.

TRANSFERS OF FUNDS

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The Board is requested to approve
the Transfers of Funds
listed on the following pages:

10 - 13

In accordance with Charter provisions
reports have been requested from the
Planning Commission, the Director
of Finance having reported
favorably thereon.

AGENDA

BOARD OF ESTIMATES

04/27/2016

TRANSFERS OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
<u>Department of Transportation</u>		
1. \$222,374.58	9950-901266-9504	
MVR	Alley Co. # 307	
49,625.42	9950-901283-9504	
<u>MVR</u>	Alley Co. # 98081	
\$272,000.00	-----	9950-905445-9504 Reconstruction Footways Citywide

This transfer will provide funds to cover the deficit on project TR13002 "Reconstruction Footways Citywide".

2. \$138,001.30	9950-901271-9504	
MVR	Alley Co. # 96053	
9,998.70	9950-901283-9504	
<u>MVR</u>	Alley Co. # 98081	
\$148,000.00	-----	9950-905448-9504 Reconstruction Alleys Citywide

This transfer will provide funds to cover the deficit on project TR14004 "Reconstruction Alleys Citywide".

3. \$308,106.80	9950-944002-9507	
FED	Constr. Res.	
	Res. for Closeouts	
\$267,918.96	-----	9950-902412-9506-7 Utilities
40,187.84	-----	9950-902412-9506-5 Inspection Fredrick Ave. Bridge Over Gwynns
\$308,106.80		

AGENDA

BOARD OF ESTIMATES

04/27/2016

TRANSFERS OF FUNDS

AMOUNT

FROM ACCOUNT/S

TO ACCOUNT/S

Department of Transportation - cont'd

This transfer is to fund the cost for BGE expenses on project TR20350 "Replacement of Fredrick Ave. Bridge over Gwynns Falls & CSX RR".

Department of Planning

- | | | |
|---|--|---|
| 4. \$200,000.00
3 rd Port Discovery
Bonds | 9904-907787-9129
Port Discovery
Children's
Museum - Reserve | 9904-905777-9127
Port Discovery
Children's
Museum - Active |
|---|--|---|

This transfer will provide funds to cover various capital costs for renovations at Port Discovery Children's Museum. These include: design of new exhibits, building renovations, architect's fees, construction, and capital project management.

- | | | |
|--|--|---|
| 5. \$150,000.00
1 st Comm. & Eco.
Dev. Bonds | 9904-914018-9129
MD Science Center
IMAX Drum - Reserve | 9904-916018-9127
MD Science Center
IMAX Drum - Active |
|--|--|---|

This transfer of funds is for the installment of the MD Science Center IMAX Drum Panels.

- | | | |
|---|--|---|
| 6. \$150,000.00
24 th Eco. Dev.
Bonds | 9904-936005-9129
BSO Modernization
- Reserve | 9904-927008-9127
BSO Modernization
- Active |
|---|--|---|

This transfer will support the redesign of the lighting of the Joseph Meyerhoff Symphony Hall exterior and allow for the reimbursement of the work as performed by the electrical company.

AGENDA

BOARD OF ESTIMATES

04/27/2016

TRANSFERS OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
<u>Department of General Services</u>		
7. \$ 75,000.00	9916-911063-9194	9916-901964-9197
1 st Parks & Public	Engine 36	Old Engine 26
Facilities Loan	Electrical	Renovations -
	Upgrades - Reserve	Active

Engine 26 station is currently closed. This work will include installation of new windows, floors, and a roof restoration. In addition, HVAC, electrical, and restroom upgrades are needed, which will allow the building to reopen as a functioning station.

8. \$125,000.00	9916-911063-9194	9916-909965-9197
1 st Parks & Public	Engine 36 Elec-	Old Engine 6
Facilities Loan	trical Upgrades -	Renovations -
	Reserve	Active

Engine 6 station is currently closed. This work will include installation of new windows, restrooms, interior walls to separate sleeping quarters from living spaces, and a new boiler. In addition, upgrades to the plumbing, which will include a water heater, are needed to allow the building to reopen as a functioning station.

Baltimore Development Corporation

9. \$ 4,112.00	9910-908018-9600	9910-907104-9601
24 th EDF	Constr. Res.	W. Balto. Ind.
	Seton, Cross Rds.,	Coml.
	Park Circle	

This transfer will provide funds to reimburse the Baltimore Development Corporation for eligible capital expenses for the month ending February 29, 2016.

AGENDA

BOARD OF ESTIMATES

04/27/2016

TRANSFERS OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
<u>Baltimore Development Corporation - cont'd</u>		
10. \$2,700.00 20 th EDF	9910-994001-9600 Constr. Res. Unallocated Res.	9910-908102-9601 S. Balto. Ind. & Coml.
2,600.00 22 nd EDF	9910-902873-9600 Constr. Res. Brownfield Incen- tive Fund	9910-911103-9601 Brownsfield Incentive Fund
11,160.00 23 rd EDF	9910-913990-9600 Constr. Res. Commercial Revitalization	9910-921101-9601 Commercial Revitalization
370.35 24 th EDF <u>\$16,830.35</u>	9910-908018-9600 Constr. Res. Seton, Cross Rds. Park Circle	9910-907104-9601 W. Balto. Ind. & Coml.

This transfer will provide funds to reimburse the Baltimore Development Corporation for eligible capital expenses for the month ending March 31, 2016.