

## **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 - JUNE 15, 2016**

Department of Real Estate - Expenditure of Funds

### **ACTION REQUESTED OF B/E:**

The Board is requested to approve an expenditure of funds to authorize the Department of Health to continue to pay the monthly rental by Expenditure Authorization, for the property located at 2401 Liberty Heights Avenue. The period of the rental is May 1, 2016 through August 31, 2016.

### **AMOUNT OF MONEY AND SOURCE:**

#### Monthly Rent

\$3,386.57 - 4000-423216-3080-271400-603013 (May and June 2016)  
4000-423217-3080-271400-603013 (July and August 2016)

### **BACKGROUND/EXPLANATION:**

The lease agreement between the Mondawmin Business Trust by the Village of Cross Keys LLC, Trustee, Landlord, and the Mayor and City Council of Baltimore/Department of Health, Women, Infant and Children Program (WIC), Tenant, for the property located at 2401 Liberty Heights Avenue expired April 30, 2016. The Landlord and Tenant have been negotiating a new lease agreement for the Tenant's WIC Program to remain at the site.

The Department of Health will continue to pay the rental on a month-to-month basis until a lease agreement has been approved and executed by the Board of Estimates.

**APPROVED FOR FUNDS BY FINANCE**

## AGENDA

BOARD OF ESTIMATES

06/15/2016

### 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:

B.S. Environmental, Inc.	\$ 2,394,000.00
Columbia Enterprises, Inc.	\$ 5,976,000.00
Graciano Corporation	\$390,555,000.00
James W. Ancel, Inc.	\$ 56,250,000.00
Masonry Resurfacing and Construction Company, Inc.	\$ 3,186,000.00
Phoenix Contracting Services, Inc.	\$ 1,500,000.00
Sparks Quality Fence Co.	\$ 1,044,000.00

#### 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:

iCivil, Inc.	Engineer
Kumi Construction Management Corporation	Engineer
McKIM & CREED	Engineer
Mincin Patel Milano, Inc.	Engineer
Navarro & Wright Consulting Engineers, Inc.	Engineer Land Survey

TRANSFERS OF FUNDS

\* \* \* \* \*

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

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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

06/15/2016

## TRANSFERS OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
<u>Department of General Services</u>		
1. <b>\$100,000.00</b>	9916-911063-9194	9916-905153-9197
1 <sup>st</sup> Parks & Public	Engine 36 Elec-	Engine 57 Reno -
Facilities Loan	trical Upgrades	ventions - Active
	- Reserve	

This transfer will fund the following improvements to the Engine 57 Firehouse: replacement of the aged and dilapidated kitchen, which is beyond its useful life, restoration of the deteriorated structural slab, and installation of a manual electrical transfer switch to allow service by a portable generator in the event of a power outage.

## Department of Recreation and Parks

2. <b>\$680,000.00</b>	9938-907049-9475	9938-908049-9474
State (Program	Cahill Community	Cahill Community
Open Space)	Center	Center
	(Reserve)	(Active)

This transfer will provide funds to cover the costs associated with design services under On-Call Contract No. 1234, Task #5 to GWWO, Inc.

3. <b>\$250,000.00</b>	9938-907779-9475	9938-913063-9474
Rec & Parks	Pool & Bathhouse	FY16
27 <sup>th</sup> Series	Renovation	Community Parks
	(Reserve)	and Playgrounds
		(Active)

This transfer will provide funds to cover the cost associated with design services under On-Call Contract No. 1232, Task #2 to Gannett Fleming, Inc.

# AGENDA

BOARD OF ESTIMATES

06/15/2016

## OPTIONS/CONDEMNATION/QUICK-TAKES:

<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
<u>Department of Housing and Community Development - Options</u>			
1. The MWK Trust	4402 Daytona Ave.	G/R \$90.00	\$ 825.00

Funds are available in account 9910-908636-9588-900000-704040.

2. Marie Grampp	1116 McDonogh St.	G/R \$90.00	\$ 220.00
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Funds are available in account 9910-906416-9588-900000-704040, EBDI Phase II Project.

3. Barry M. Wasserman and Vera Wasserman	1525 N. Washington St.	G/R \$64.00	\$ 825.00
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Funds are available in account 9910-907079-9588-900000-704040.

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

## 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 these properties.

4. John G. Luntz	2102 Etting St.	G/R \$42.00	\$ 280.00
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**AGENDA****BOARD OF ESTIMATES****06/15/2016****OPTIONS/CONDEMNATION/QUICK-TAKES:**

<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
<u>DHCD</u> - cont'd			
5. Frank Joseph Darby and Robert J. Darby	2120 Etting St.	G/R \$36.00	\$ 240.00
6. J. Louis Raap and Alta M. Raap	2124 Etting St.	G/R \$36.00	\$ 240.00
7. J. Louis Raap and Alta M. Raap	2126 Etting St.	G/R \$36.00	\$ 240.00
8. Herbert Kaufman, Inc.	550 Wilson St.	G/R \$42.00	\$ 280.00

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

**Law Department - Settlement Payment**

9. SZ Investments, LLC	1840 Division St.	L/H	\$15,750.00
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On September 3, 2014, the Board approved acquisition of the leasehold interest in the property 1840 Division Street. The Board previously approved the fair market value in the amount of \$44,250.00, based upon an independent appraisal report. An Inquisition was obtained formally closing the case. However, the owner petitioned the court to reopen the case based upon a technical issue regarding how the service was made. The Circuit Court for Baltimore City granted the motion to reopen the case. The owner initially demanded \$100,000.00 to resolve the case and then obtained a report valuing the property at \$68,500.00. The City's appraiser was requested to update the valuation of the property. The City's updated appraisal valued the property at \$49,250.00. The parties negotiated and agreed to settle the case for a fair market value of \$60,000.00. Therefore, the Board is requested to approve an additional \$15,750.00.

Funds are available in account 9910-905507-9588-900000-704040, FY 14 Whole Block Demolition.

EXTRA WORK ORDERS

\* \* \* \* \*

The Board is requested to approve  
all of the Extra Work Orders  
as listed on the following pages:

8 - 9

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



**AGENDA**

**BOARD OF ESTIMATES**

**06/15/2016**

**EXTRA WORK ORDERS**

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

Department of Public Works/Office of Eng. & Construc.

1. EWO #090, \$72,759.52 - S.C. 852R, Denitrification Filters & Related Work for the Enhanced Nutrient Removal Facilities at Patapsco Wastewater Treatment Plant  

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\$115,688,000.00 \$2,197,870.53 Balfour Beatty - -  
Infrastructure,  
Inc.

The contract drawings did not include provisions to install telephone wiring between the existing Administration Building and the new DNF structure. The contractor submitted a cost proposal which included dewatering of existing manholes and conduits, surge protection units, a NEMA 1 cabinet, and wiring necessary to complete the circuit. The cost proposal was reviewed and accepted by the design consultant, Rummel, Klepper & Kahl, LLP.

The contract time expired on February 28, 2015. However, the City, while preserving all legal rights is allowing the contractor to proceed and liquidated damages are being assessed, in accordance with the contract documents.

Department of Transportation/DOT Eng. & Construc.

2. EWO #003, \$283,978.62 - TR 11320R, FTA Project No. MD-04-0021-00, Greyhound Intermodal Terminal, 2110 Haines Street  

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\$6,694,743.95 \$0.00 Commercial In- - 65  
teriors, Inc.

This authorization is requested on the behalf of the contractor as a result of three incidents that occurred during construction; 1) delayed receipt of a temporary right-of-way entry into Recreation and Parks property, 2) upgrade to the concrete paving requested by Greyhound, Inc.

## AGENDA

BOARD OF ESTIMATES

06/15/2016

### EXTRA WORK ORDERS

Contract	Prev. Apprvd.	Time %
Awd. Amt.	Extra Work	Contractor
		Ext. Compl.

to improve durability and extend the life cycle, and 3) the cost to pre-drill and grout all pile locations due to unfavorable and unforeseen soil conditions.

The work under this change order has been completed because it was on the critical path of the construction schedule and to wait for Board approval would cost the City time and money.

The Engineer's Certificate of Completion of Work has not been issued.

## **AGENDA**

### **BOARD OF ESTIMATES**

**06/15/2016**

#### Department of Law - Settlement Agreement and Release

##### **ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the Settlement Agreement and Release for a lawsuit filed by Karwarn Grant arising out of a motor vehicle accident at or near the intersection of Belair Road and Erdman Avenue on August 20, 2012 against Paris Dukes.

##### **AMOUNT OF MONEY AND SOURCE:**

\$85,000.00 - 2036-000000-1752-175200-603070

##### **BACKGROUND/EXPLANATION:**

On August 20, 2012, Mr. Dukes, a City employee, was operating a trash truck. On the above date and location, he began backing the truck up to get to a missed trash can. As the truck backed up, it struck a sedan driven by Mr. Grant. Mr. Grant contended that the crash caused him to strike his knee against the dashboard, causing a meniscus tear in his knee. He underwent two surgeries, months of treatment and physical therapy, and incurred lost wages.

As a result of the incident, the Plaintiff initially demanded a settlement of \$200,000.00. In light of the legal issues, the injuries suffered by the Plaintiff, and to avoid the risks accompanying trial, the City proposes to settle this matter for a total sum of \$85,000.00 in return for a complete dismissal of the litigation against the City and its employee by the Plaintiff.

Based on a review by the Settlement Committee of the Law Department of the legal and factual issues specific to this particular claim, a recommendation to the Board of Estimates is made to approve the settlement of this claim.

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

## AGENDA

### BOARD OF ESTIMATES

06/15/2016

#### Baltimore City Health Department - Agreements

The Board is requested to approve and authorize execution of the Agreements. The period of the Agreement is July 1, 2015 through September 30, 2016, unless otherwise indicated.

1. **BALTIMORE CITY BOARD OF SCHOOL COMMISSIONERS** **\$94,000.00**

Account: 4000-427116-3080-294300-603051

The Baltimore City Public School System will provide services to children in the Baltimore Infants and Toddlers Program who are determined eligible for preschool special education and related services.

The Agreement is late because the grant award from the Maryland State Department of Education was approved late in the fiscal year.

2. **INTERNEER, INC.** **\$61,250.00**

Account: 5000-570316-3041-605800-603050	\$24,000.00
1001-000000-3031-271500-603050	\$24,000.00
1001-000000-3080-288700-603026	\$13,250.00

The provider will work with the Department's Lead, Asthma, and Tobacco Cessation Program heads to analyze the existing processes, map them onto the technology platform, optimize as needed, and test the updated processes with the end-users. The period of the agreement is June 1, 2016 through May 31, 2019.

3. **AIDS ACTION BALTIMORE, INC.** **\$82,000.00**

Account: 4000-499016-3023-513200-603051

The AIDS Action Baltimore, Inc. will use CLEAR evidence-based, health promotion intervention for males and females ages 16 and older living with HIV/AIDS and high-risk HIV-

**AGENDA**

**BOARD OF ESTIMATES**

**06/15/2016**

Health Department - cont'd

negative individuals. It will provide clients with the skills necessary to live their best life and be able to make healthy choices. The goal of the intervention is to: maintain health, reduce transmission of HIV and other sexually transmitted infections, and improve the quality of life. The period of the agreement is January 1, 2016 through December 31, 2016.

The Agreement is late because budget revisions delayed processing.

**4. KENNEDY KRIEGER INSTITUTE, INC. (KKI) \$161,053.75**

Account: 4000-428216-3080-294392-603051

<u>Cost Per Visit</u>	<u>No. of Visits</u>	<u>Total</u>
\$250.00	140	\$ 35,000.00
\$137.50	320	\$ 44,000.00
\$ 75.00	1,473	\$110,475.00

The organization will request reimbursement less an administration fee of 15%.

The KKI will provide health-related early intervention/case management services to eligible patients for the Baltimore Infants and Toddlers Program. The organization will be reimbursed according to the Department of Health and Mental Hygiene policies for the Medical Assistance Program. The period of the agreement is July 1, 2015 through June 30, 2016.

The Agreement is late because budget revisions delayed its processing.

**MWBOO GRANTED A WAIVER**

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

(The Agreements have been approved by the Law Department as to form and legal sufficiency.)

**AGENDA****BOARD OF ESTIMATES****06/15/2016**Department of Transportation - Minor Privilege Permit Applications

The Board is requested to approve the following applications for a Minor Privilege Permit. The applications are in order as to the Minor Privilege Regulations of the Board and the Building Regulations of Baltimore City.

	<u>LOCATION</u>	<u>APPLICANT</u>	<u>PRIVILEGE/SIZE</u>
1.	1203 W. Mount Royal Avenue	BA Bolton Yards, LLC	Outdoor seating 168 sq. ft.
	Annual Charge: \$1,569.50		
2.	3200 N. Charles Street	Johns Hopkins University	Fencing 528.7 sq. ft.
	Annual Charge: \$ 185.05		
3.	1716 Thames Street	Quad 1716 Thames, LLC	One double face sign 9 sq. ft. two lights
	Annual Charge: \$ 77.70		

Since no protests were received, there are no objections to approval.

**AGENDA**

**BOARD OF ESTIMATES**

**06/15/2016**

Department of Transportation - Developer's Agreement No. 1445

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of Developer's Agreement No. 1445 with Central Avenue, LLC.

**AMOUNT OF MONEY AND SOURCE:**

\$1,024,199.00

**BACKGROUND/EXPLANATION:**

The Developer would like to install new water, a conduit and storm drain to its proposed construction located in the vicinity of 711 South Central Avenue. This Developer's Agreement will allow the organization to do its own installation in accordance with Baltimore City Standards.

An Irrevocable Letter of Credit in the amount of \$1,024,199.00 has been issued to Central Avenue, LLC, which assumes 100% of the financial responsibility.

**MBE/WBE PARTICIPATION:**

N/A

(The Developer's Agreement No. 1445 has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**06/15/2016**

Department of Transportation - Rebate Pursuant to the Traffic  
Mitigation Ordinance 11-529

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize a rebate to Duke Realty Limited Partnership.

**AMOUNT OF MONEY AND SOURCE:**

\$40,294.98 - 9950-917089-9512-000000-706063

**BACKGROUND/EXPLANATION:**

The Duke Realty Limited Partnership entered a Traffic Mitigation Agreement (TMA), approved by the Board on September 11, 2013. The Duke Realty Limited Partnership requested certain site access improvements. The total TMA fees paid were \$122,106.00.

Pursuant to Ordinance 11-529, Section 3807.3, subject to the approval of the Board, the Director of the Department of Transportation may permit up to 33% of the Traffic Mitigation Fee paid by the applicant to be used for minor site access improvements. The maximum amount of the rebate to Duke Realty Limited Partnership is \$40,294.98 (33%) of the total TMA fees paid. The applicant has met their obligation for the total fees paid and has submitted documentation regarding the site access improvements requested in the TMA Agreement.

**MBE/WBE PARTICIPATION:**

N/A

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**



## **AGENDA**

### **BOARD OF ESTIMATES**

**06/15/2016**

#### Department of Transportation (DOT) - Valet Parking Fees

##### **ACTION REQUESTED OF B/E:**

The Board is requested to approve the request from the DOT and the Parking Authority of Baltimore City (PABC) to reduce the fees for valet parking applications, licenses and permits, which support the Ordinance governing valet parking operations and its associated rules and regulations.

##### **AMOUNT OF MONEY AND SOURCE:**

N/A

##### **BACKGROUND/EXPLANATION:**

Ordinance 13-098 was adopted and signed into law on February 19, 2013, creating Article 31, Subtitle 14, (Valet Parking) of the Baltimore City Code (the Valet Law). The Valet Law states that "The Director of Transportation must obtain prior approval from the Board of Estimates for any rule or regulation that sets an application, license, permit, or other fee to be imposed under this subtitle (Article 31, §14-3(a)(2))."

After more than two years in effect, it has become necessary to review the cost of administering the Valet Ordinance. Due to a decrease in valet regulations program expenses, the DOT and the PABC are recommending a reduction of valet fees. These fees are solely for the reimbursement of the valet regulations program costs. The Director of Transportation requests approval of the following fees:

**AGENDA****BOARD OF ESTIMATES****06/15/2016**DOT - cont'd

<u>Description of Fee</u>	<u>Current Fee</u>	<u>Requested Fee</u>
Valet Operator License Application Fee (Art. 31, §14-9(b))	\$ 50.00	\$ 25.00
Valet Operator Annual License Fee (Art. 31, §14-12)	\$ 250.00	\$ 250.00
Valet Operator License Renewal Application Fee	\$ 50.00	\$ 25.00
Valet Zone Permit Application Fee (Art. 31, §14-18(b))	\$ 500.00	\$ 500.00
Valet Zone Permit Fee(s) - for every 20 linear feet of curb space annually (Art. 31, §14-26)	\$1,200.00	\$1,100.00
Special Event Valet Application Fee	\$ 10.00	\$ 10.00

**MBE/WBE PARTICIPATION:**

N/A

## **AGENDA**

**BOARD OF ESTIMATES**

**06/15/2016**

Department of Transportation - Task Assignment

### **ACTION REQUESTED OF B/E:**

The Board is requested to approve the assignment of Task No. 3 to Parsons Brinckerhoff, Inc., Consultant, under Project 1208 On-Call Transportation Planning/Policy/Feasibility Studies. The duration of this task is 9 months.

### **AMOUNT OF MONEY AND SOURCE:**

\$164,982.75 - 9950-902846-9514-900020-703032

### **BACKGROUND/EXPLANATION:**

This authorization will allow the Consultant to lead and assist the Department in developing, coordinating, delivering and managing the Port Covington Transportation program. The Consultant will also represent the Department in communication with Sagamore Development.

### **MBE/WBE PARTICIPATION:**

The Consultant will comply with Article 5, Subtitle 28 of the Baltimore City Code and the MBE/WBE goals established in the original agreement.

**MWBOO SET GOALS OF 23% MBE AND 10% WBE.**

**AUDITS REVIEWED AND FOUND THE BASIS FOR COMPENSATION CONSISTENT WITH CITY POLICY.**

**AGENDA**

**BOARD OF ESTIMATES**

**06/15/2016**

Department of Transportation - Task Assignment

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the assignment of Task No. 5 to A. Morton Thomas and Associates, Inc. under Project 1217 On-Call Construction Project Management Services. The duration of this task is 12 months.

**AMOUNT OF MONEY AND SOURCE:**

\$ 87,619.82 - 9950-905023-9508-900010-705032  
87,619.81 - 9960-904597-9557-900000-705032  
\$175,239.63

**BACKGROUND/EXPLANATION:**

This authorization provides for continued inspection services on TR 12317 Central Avenue Phase II Design Build project.

**MBE/WBE PARTICIPATION:**

The Consultant will comply with Article 5, Subtitle 28 of the Baltimore City Code and the MBE/WBE goals established in the original agreement.

**MWBOO SET GOALS OF 27% MBE AND 10% WBE.**

**AUDITS REVIEWED AND FOUND THE BASIS FOR COMPENSATION CONSISTENT WITH CITY POLICY.**

## **AGENDA**

### **BOARD OF ESTIMATES**

**06/15/2016**

Bureau of Water and Waste - 2015 Sewer Surcharge Adjustment  
and Wastewater

#### **ACTION REQUESTED OF B/E:**

The Board is requested to concur with an adjustment of the 2015 Sewer Surcharge assessed to Cloverland Farms Dairy.

#### **AMOUNT OF MONEY AND SOURCE:**

No refund is necessary

#### **BACKGROUND/EXPLANATION:**

Article 25 of the Baltimore City Code (2000 ed., as amended) grants the City the authority to assess industries a sewer surcharge of industrial waste. Industries are billed in advance each January covering the period of January 1 through December 31 of each billing year. Cloverland Farms Dairy was originally assessed \$291,021.75 for Calendar Year 2015. However, in a letter dated November 6, 2015, the company requested that the surcharge be reconsidered, as it was believed that the assessment was based on inaccurate Biochemical Oxygen Demand (BOD) concentrations.

After meeting with representatives for Cloverland Farms Dairy, the Bureau agreed that reconsideration was warranted and recalculated the surcharge after omitting analytical data that was outside of the standard deviation. In addition, as the company's flow meter had been out of operation for 87 days during the surcharge year, the surcharge volume was adjusted based on a ratio between production volume and wastewater treatment flow volume. This resulted in a revised assessment of \$235,229.22 and represents a reduction of \$55,792.53. As Cloverland Farms Dairy has paid \$203,589.52 of the original assessment, the company still owes \$31,639.70.

The Bureau of Water and Wastewater requests that the Board concur with the decision to assess Cloverland Farms Dairy \$235,229.22 for Calendar Year 2015 and to rescind any interest and/or penalties that have accrued since the original surcharge bill invoice 76140419 was issued in February 2015.

#### **APPROVED FOR FUNDS BY FINANCE**

## AGENDA

### BOARD OF ESTIMATES

06/15/2016

#### Mayor's Office of Human Services - Agreement and Grant Agreement

The Board is requested to approve and authorize execution of the following Agreement and Grant Agreement. The period of the Agreement and Grant Agreement is October 1, 2015 through September 30, 2016.

1. **THE SALVATION ARMY, A GEORGIA CORPORATION FOR THE SALVATION ARMY, BALTIMORE** **\$153,326.00**

Account: 4000-407016-3572-754940-603051

The organization will use funds to provide housing assistance and support services to six households at their Booth House program site. Booth House serves families affected by a myriad of problems beyond housing needs such as loss of income, domestic violence, substance abuse, and/or mental health issues. The program is committed to helping these households by providing safe housing and supportive services for a period of 18-24 months. Homeless men, women, and children will reside in six bedrooms with a total of 19 beds.

The Agreement is late because of delays in obtaining signatures from The Salvation Army.

**MWBOO GRANTED A WAIVER.**

2. **PROJECT PLASE, INC.** **\$ 70,478.00**

Account: 4000-407016-3572-756101-603051

The organization will provide housing assistance and support services to ten individuals.

The Grant Agreement is late because of the delays at the administrative level.

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

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

## AGENDA

### BOARD OF ESTIMATES

06/15/2016

Parking Authority of - Parking Facility Rate Adjustment  
Baltimore City (PABC)

#### **ACTION REQUESTED OF B/E:**

The Board is requested to approve an adjustment to the monthly rate at the City-owned Water Street Garage that is managed by the PABC. The Parking Facility Rate Adjustment is effective upon Board approval.

#### **AMOUNT OF MONEY AND SOURCE:**

N/A

#### **BACKGROUND/EXPLANATION:**

The PABC is charged with managing the City of Baltimore's parking assets. Proper stewardship of those assets requires that the PABC realize the best possible return on the City's parking investments.

Pursuant to Article 31, §13(f)(2) of the Baltimore City Code, subject to the approval of the Board of Estimates, the PABC may set the rates for any parking project. The PABC believes that the rate adjustment at this parking facility is warranted at this time.

To bring the monthly rate charged at the Water Street Garage in line with its surrounding facilities, the PABC staff developed the monthly rate adjustment recommendation. The rate adjustment was unanimously approved by the PABC Board of Directors.

# AGENDA

BOARD OF ESTIMATES

06/15/2016

PABC - cont'd

Location	Proposed Transient Rate Changes	Proposed Monthly Rate Changes			
Water Street Garage		Regular Monthly Rate			
	No proposed rate adjustments		Current Rate	Proposed Rate	Last Rate Change
		Regular rate	\$150.00	\$155.00	July 2015



**AGENDA**

**BOARD OF ESTIMATES**

**06/15/2016**

Department of Public Works/Office - Task Assignment  
Engineering and Construction

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the assignment of Task No. 2 to Alpha Corporation, Consultant, under Project 1501 (SC 877, SC 882, WC 1311R, WC 1262) On-Call Project and Construction Management Assistance Services. The duration of this task is approximately 16 months.

**AMOUNT OF MONEY AND SOURCE:**

\$454,855.03 - 9960-905622-9557-900020-705032

**BACKGROUND/EXPLANATION:**

The Office of Engineering and Construction is in need of assistance from the Consultant to provide inspection services on WC 1190 Montebello Filtration Plant I Improvements Phase A for the Department.

**MWBOO GRANTED APPROVAL.**

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND FOUND THE BASIS FOR COMPENSATION CONSISTENT WITH CITY POLICY.**

## **AGENDA**

### **BOARD OF ESTIMATES**

**06/15/2016**

Department of Public Works/Office - Full Release of Retainage  
of Engineering & Construction

#### **ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a Full Release of Retainage Agreement with Meadville Land Services, Inc., Contractor, for SWC No. 7760R, Leakin Park Stream Restoration at Fairmount Storm Drain.

#### **AMOUNT OF MONEY AND SOURCE:**

\$34,883.07 - 9958-902451-9520-000000-200001

#### **BACKGROUND/EXPLANATION:**

As of February 24, 2016, Meadville Land Services, Inc. has completed 100% of all work for SWC No. 7760R. The Contractor has requested a Full Release of Retainage in the amount of \$34,883.07. Currently, the City is holding \$34,883.07 in retainage for the referenced project and the Contractor is requesting to reduce the amount of retainage to \$0.00.

**MWBOO APPROVED RELEASE OF RETAINAGE.**

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

(The Full Release of Retainage Agreement has been approved by the Law Department as to form and legal sufficiency.)

## AGENDA

### BOARD OF ESTIMATES

06/15/2016

Department of Public Works/Office - Amendment No. 6 to Agreement of Engineering and Construction

#### **ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of Amendment No. 6 to Agreement with Johnson, Mirmiran & Thompson, Inc. (JMT), for Project 1170, Design Engineering Project Management Services. This amendment will extend the agreement through October 3, 2018.

#### **AMOUNT OF MONEY AND SOURCE:**

\$275,000.00 - 2070-000000-5541-399300-603026  
275,000.00 - 2070-000000-5541-398601-603026  
125,000.00 - 9956-905527-9551-900020-703032  
124,814.96 - 9956-910533-9551-900010-703032  
**\$799,814.96**

#### **BACKGROUND/EXPLANATION:**

The Office of Engineering and Construction (OEC) has undergone a comprehensive organizational re-alignment with staff re-allocations and adjustments requiring efforts to enhance staff project management knowledge, project technical and process understanding, project funding/financing, and overall project execution techniques. The staff training efforts include capital improvement program development, coordination, justification, and implementation. The OEC goal of enhancing staff capabilities in these noted areas is fully supported by this amendment.

Under Amendment No. 6, the JMT will provide on-site inspection services, construction monitoring, documentation, and close-out services on the Patapsco Wastewater Treatment Plant, ENR Nitrification Facilities, SC 845R Denitrification Facilities, and SC 852R projects. This amendment will extend the contract for two years through April 4, 2018.

**AUDITS HAS REVIEWED AND FOUND THE BASIS FOR COMPENSATION CONSISTENT WITH CITY POLICY.**

(The Amendment No. 6 to Agreement has been approved by the Law Department as to form and legal sufficiency.)

## **AGENDA**

### **BOARD OF ESTIMATES**

**06/15/2016**

#### Department of Public Works (DPW) - Expenditure of Funds

##### **ACTION REQUESTED OF B/E:**

The Board is requested to approve an Expenditure of Funds and approve and authorize payment to Spiniello Companies for services rendered under Sanitary Contract No. 875, Rehabilitation of Southwest Diversion Pressure/Gravity Sewer Phase III.

##### **AMOUNT OF MONEY AND SOURCE:**

\$154,271.00 - 9956-905641-9551-900020-706064

##### **BACKGROUND/EXPLANATION:**

The extended use of the 24" HDPE bypass line was generated through several issues that were not in the scope of work for this contract. The need to extend the use of the 24" bypass was caused by the following issues: 1) a new electrical (BG&E) duct bank system which was placed in the planned route of the bypass line but was not known when the plans for this contract were completed, 2) there was also extra trenching that had to be done, which included the need for a submittal of structural bearing false work due to the bridge approach slab (Frederick Avenue Bridge) not being completed before this contract (S.C. 875) began, and 3) there was also additional work required to redirect traffic flow in order to place a segment of the 24" HDPE bypass due to the need for specific locating of cranes needed for the bridge contract.

All of these issues created a time delay impact for Sunbelt, the Subcontractor, which amounted to a delay that made it unable to complete their portion of the contract in the anticipated time they had bid. This resulted in a monetary loss of \$301,000.00 which was negotiated to \$154,271.00.

**AGENDA**

**BOARD OF ESTIMATES**

**06/15/2016**

DPW - cont'd

**MBE/WBE PARTICIPATION:**

N/A

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

## **AGENDA**

### **BOARD OF ESTIMATES**

**06/15/2016**

Department of Housing and - Grant Agreement  
Community Development

#### **ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a Grant Agreement with East Baltimore Development, Inc. (EBDI). The period of the Grant Agreement is effective upon Board approval for nine months.

#### **AMOUNT OF MONEY AND SOURCE:**

\$1,000,000.00 - 9910-906116-9588  
(not-to-exceed)

#### **BACKGROUND/EXPLANATION:**

The EBDI is managing the redevelopment of an 80-acre site that includes new biotech space, commercial and retail space, and over 2,100 units of mixed-income housing. Under the terms of a Land Disposition and Development Agreement (LDDA) approved by the Board on April 22, 2004 and later amended and approved on December 19, 2007, the EBDI is responsible for overseeing the redevelopment of the Project Site, which includes demolition of vacant buildings.

The EBDI has requested funds to demolish approximately 49 vacant buildings that are located on the 1000 block of North Castle Street, the 2000 block of East Chase Street (odd side) and the 1000 block of North Chester Street (even side).

The demolition is being undertaken by the EBDI's contractor who was competitively procured. Funds will be provided on a reimbursement basis. Upon completion, the site will be offered by the EBDI for residential redevelopment.

#### **MBE/WBE PARTICIPATION:**

The EBDI will comply with the terms established under the approved LDDA Agreement.

**AGENDA**

**BOARD OF ESTIMATES**

**06/15/2016**

DHCD - cont'd

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

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

**TRANSFER OF FUNDS**

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
<b>\$1,000,000.00</b>	9910-922012-9587	9910-906116-9588
State Fund	Whole Block	Caste Street
Appropriations	Demolition	Demolition

This transfer will provide appropriations that will be used for the demolition of properties in the 1000 block of North Castle Street, as a part of future redevelopment in the East Baltimore area.

(In accordance with Charter provisions a report has been requested from the Planning Commission, the Director of Finance having reported favorably thereon.)

**AGENDA**

**BOARD OF ESTIMATES**

**06/15/2016**

Department of Housing and - Grant Agreement  
Community Development

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the Grant Agreement with Westport Community Economic Development Corporation (WECDC) and the American Communities Trust. The period of the Grant Agreement is effective upon Board approval for 9 months.

**AMOUNT OF MONEY AND SOURCE:**

\$43,750.00 - 9910-908130-9588

**BACKGROUND/EXPLANATION:**

The Department made funds available to WECDC to support a variety of neighborhood revitalization efforts. The WECDC will use the funds for organizational development and feasibility analysis. The American Communities Trust has been retained to undertake the project, which will consist of strategic planning sessions, board and organizational development, a survey of neighborhood characteristics and an inventory of existing resources to determine the feasibility of a community center.

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

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



## AGENDA

### BOARD OF ESTIMATES

06/15/2016

Department of Housing and Community Development (DHCD)	- Land Disposition and Acquisition Agreement
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#### ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a Land Disposition and Acquisition Agreement, which outlines the exchange of one property, located at 602 Pitcher Street (Block 0337, Lot 054), owned by Jimton Property Management, LLC, Developer, for one comparable property, located at 1809 Edmondson Avenue (Block 0120, Lot 027), owned by the Mayor and City Council (City).

#### AMOUNT OF MONEY AND SOURCE:

The City agrees to pay for all title work and settlement costs associated with the property acquired by the City, not to exceed \$600.00 total.

Account: 9910-908044-9588-900000-704044

#### BACKGROUND/EXPLANATION

The DHCD's Land Resources Division, on behalf of the Mayor and City Council, strategically acquires and manages vacant or abandoned properties, ultimately enabling these properties to be returned to productive use and improving Baltimore's neighborhoods.

The Developer received notice of the City's intent to demolish the property known as 602 Pitcher Street. Because the Developer intended to rehabilitate the property, a swap was proposed for the property with a comparable City-owned property located at 1809 Edmondson Avenue, an area better suited for rehabilitation. The Developer will deliver good and marketable title and as a condition of the exchange, has agreed to rehabilitate the property he is receiving within 12 months from the date of settlement.

## AGENDA

### BOARD OF ESTIMATES

06/15/2016

DHCD - cont'd

The City will receive clear and marketable title to 602 Pitcher Street, subject to any municipal liens, in exchange for a comparable property.

The determination of comparability is based on a valuation for both 602 Pitcher Street and 1809 Edmondson Avenue, which determined that the property at 602 Pitcher Street is valued at \$5,900.00 and 1809 Edmondson Avenue is valued at \$6,100.00.

The liens for 602 Pitcher Street total approximately \$2,451.15 and are itemized as follows:

Tax Sale Certificate #304951 (10/21/15)	\$1,257.59
Real Estate Tax 2015-2016	80.46
Real Estate Tax 2014-2015	14.66
Real Estate Tax 2013-2014	113.58
Miscellaneous Bill	237.26
Miscellaneous Bill	209.40
Property Registration	538.20
<b>Total Municipal Liens</b>	<b>\$2,451.15</b>

This exchange will allow the City to more expeditiously demolish the hazardous structure and take title to the property for a redevelopment project. The property exchange is less costly than acquiring the property through tax sale foreclosure or eminent domain. This action will further the City's effort to eliminate blight and protect the health and safety of its citizens.

#### **STATEMENT OF PURPOSE AND RATIONALE FOR TRANSFER OF PROPERTY BY MEANS OF COMPARABLE EXCHANGE:**

The rationale for the exchange of properties was to ensure that the severity of blight at 602 Pitcher Street would be successfully eliminated, while simultaneously ensuring that a

**AGENDA**

**BOARD OF ESTIMATES**

**06/15/2016**

DHCD - cont'd

willing and able developer could contribute to the revitalization of Baltimore City in an area better suited and poised for rehabilitation.

**MBE/WBE PARTICIPATION:**

N/A

**APPROVED FOR FUNDS BY FINANCE**

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

## AGENDA

### BOARD OF ESTIMATES

06/15/2016

Department of Housing and  
Community Development (DHCD)

- Land Disposition and  
Acquisition Agreement

#### **ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a Land Disposition and Acquisition Agreement, which outlines the exchange of one property, located at 2033 E. Biddle Street (Block 1551, Lot 020), owned by Hector and Carmen Villegas, Developer, for one comparable property, located at 4512 Reisterstown Road (Block 3193, Lot 007), owned by the Mayor and City Council (City).

#### **AMOUNT OF MONEY AND SOURCE:**

The City agrees to pay for all title work and settlement costs associated with the property acquired by the City, not to exceed \$600.00 total.

Account: 9910-908044-9588-900000-704044

#### **BACKGROUND/EXPLANATION**

The DHCD's Land Resources Division, on behalf of the Mayor and City Council, strategically acquires and manages vacant or abandoned properties, ultimately enabling these properties to be returned to productive use and improving Baltimore's neighborhoods.

Hector and Carmen Villegas received notice of the City's intent to demolish the property known as 2033 E. Biddle Street. Because the Developer intended to rehabilitate the property, a swap was proposed for the property with a comparable City-owned property located at 4512 Reisterstown Road, an area better suited for rehabilitation. The Developer will deliver good and marketable title and as a condition of the exchange, has agreed to rehabilitate the property he is receiving within 12 months from the date of settlement.

The City will receive clear and marketable title to 2033 E. Biddle Street, subject to any municipal liens, in exchange for a comparable property.

## AGENDA

### BOARD OF ESTIMATES

06/15/2016

DHCD - cont'd

The determination of comparability is based on a valuation for both 2033 E. Biddle Street and 4512 Reisterstown Road, which determined the properties to be valued at \$7,000.00, respectively.

The liens for 2033 E. Biddle Street total approximately \$148.20 and are itemized as follows:

Property Registration	\$148.20
<b>Total Municipal Liens</b>	<b>\$148.20</b>

This exchange will allow the City to more expeditiously demolish the hazardous structure and take title to the property for a redevelopment project. The property exchange is less costly than acquiring the property through tax sale foreclosure or eminent domain. This action will further the City's effort to eliminate blight and protect the health and safety of its citizens.

#### **STATEMENT OF PURPOSE AND RATIONALE FOR TRANSFER OF PROPERTY BY MEANS OF COMPARABLE EXCHANGE:**

The rationale for the exchange of properties was to ensure that the severity of blight at 2033 E. Biddle Street would be successfully eliminated, while simultaneously ensuring that a willing and able developer could contribute to the revitalization of Baltimore City in an area better suited and poised for rehabilitation.

#### **MBE/WBE PARTICIPATION:**

N/A

#### **APPROVED FOR FUNDS BY FINANCE**

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

**AGENDA**

**BOARD OF ESTIMATES**

**06/15/2016**

Department of Housing and - Land Disposition Agreement  
Community Development

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the Land Disposition Agreement with Charles C. Keener II, Developer, for the sale of the City-owned property located at 2602 Northshire Drive.

**AMOUNT OF MONEY AND SOURCE:**

\$4,000.00

**BACKGROUND/EXPLANATION:**

The project will involve the rehabilitation of the vacant building which the Developer plans to rehabilitate for use as residential housing, to be rented at market rate. The property is in the Lakeland neighborhood.

**STATEMENT OF PURPOSE AND RATIONALE FOR SALE BELOW THE PRICE DETERMINED BY THE WAIVER VALUATION PROCESS:**

The property was valued pursuant to the Appraisal Policy of Baltimore City through the Waiver Valuation Process. The Waiver Valuation price for 2602 Northshire Drive is \$8,000.00 and the purchase price is \$4,000.00.

The property is being sold to Charles C. Keener II below the price determined by the Waiver Valuation Process because of the following reasons:

- The sale and the rehabilitation will help to promote a specific benefit to the immediate community, and
- the sale and rehabilitation will continue the elimination of blight, create jobs during reconstruction and the property will be returned to the tax rolls.

DHCD - cont'd

**MBE/WBE PARTICIPATION:**

The Developer will purchase the property for a price that is less than \$50,000.00 and will receive no City funds or incentives for the purchase or rehabilitation; therefore, MBE/WBE is not applicable.

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

## AGENDA

### BOARD OF ESTIMATES

06/15/2016

Department of Housing and                      - Acquisition by Gift  
Community Development (DHCD)

#### **ACTION REQUESTED OF B/E:**

The Board is requested to approve the acquisition of the fee simple interest in the property located at 2630 Loyola Southway, (Block 3347D, Lot 016) by gift from Mr. Donald Watson and Ms. Merdina Watson, Owners, **SUBJECT** to municipal liens, interest, and penalties, other than water bills.

#### **AMOUNT OF MONEY AND SOURCE:**

Mr. Watson and Ms. Watson, Owners, agree to pay for any title work and all associated settlement costs, not to exceed \$600.00 total. Therefore, no City funds will be expended.

#### **BACKGROUND/EXPLANATION:**

The DHCD, Land Resources Division strategically acquires and manages vacant or abandoned properties, which enables these properties to be returned to productive use and improve neighborhoods in Baltimore City.

Mr. Watson and Ms. Watson have offered to donate to the City, title to the property located at 2630 Loyola Southway. With the Board's approval, the City will receive clear and marketable title to the property, subject only to certain City liens. The City's acceptance of this donation is less costly than acquiring the property by tax sale foreclosure or eminent domain.

The DHCD will acquire the property subject to all municipal liens, other than water bills, and all interest and penalties that may accrue prior to recording a deed. A list of open municipal liens accrued through May 16, 2016, other than water bills, is as follows:



# AGENDA

## BOARD OF ESTIMATES

06/15/2016

DHCD - cont'd

Tax Sale Cert #299404	5/18/2015	\$ 6,928.43
Tax Sale Cert #265435	5/21/2012	5,859.99
Real Property Taxes	2015-2016	81.84
Real Property Taxes	2014-2015	149.74
Real Property Taxes	2013-2014	114.96
Real Property Taxes	2012-2013	132.56
Real Property Taxes	2011-2012	200.50
Real Property Taxes	2010-2011	332.52
Real Property Taxes	2009-2010	417.60
Real Property Taxes	2008-2009	399.48
Miscellaneous Bills	#5776075	190.04
Miscellaneous Bills	#5846894	249.62
Miscellaneous Bills	#6189757	360.50
Miscellaneous Bills	#6379051	248.61
Miscellaneous Bills	#6617138	223.40
Miscellaneous Bills	#6927974	296.67
Miscellaneous Bills	#6948848	353.78
Miscellaneous Bills	#7060841	261.86
Miscellaneous Bills	#7095946	237.78
Miscellaneous Bills	#7340565	235.00
Miscellaneous Bills	#7401136	117.54
Miscellaneous Bills	#7440217	244.33
Miscellaneous Bills	#7973217	202.95
Alley Paving Bill	9950-504-434-10-135	636.24
Property Registration	Reg #033355	409.60
<b>Total Owed:</b>		<b>\$18,885.54</b>

## AGENDA

### BOARD OF ESTIMATES

06/15/2016

Department of Housing and Community Development (DHCD) - Acquisition by Gift

#### **ACTION REQUESTED OF B/E:**

The Board is requested to approve the acquisition of the leasehold interest in the property located at 2103 Vine Street, (Block 0175, Lot 054) by gift from Equity Trust Company, Custodian for FBO Belinda Todjo, **SUBJECT** to municipal liens, interest, and penalties, other than water bills.

#### **AMOUNT OF MONEY AND SOURCE:**

Equity Trust Company, Custodian for FBO Belinda Todjo, agrees to pay for any title work and all associated settlement costs, not to exceed \$600.00 total. Therefore, no City funds will be expended.

#### **BACKGROUND/EXPLANATION:**

The DHCD, Land Resources Division strategically acquires and manages vacant or abandoned properties, which enables these properties to be returned to productive use and improve neighborhoods in Baltimore City.

Equity Trust Company, Custodian for FBO Belinda Todjo has offered to donate to the City, title to the property located at 2103 Vine Street. With the Board's approval, the City will receive clear and marketable title to the property, subject only to certain City liens. The City's acceptance of this donation is less costly than acquiring the property by tax sale foreclosure or eminent domain.

The DHCD will acquire the property subject to all municipal liens, other than water bills, and all interest and penalties that may accrue prior to recording a deed. A list of open municipal liens accrued through May 16, 2016, other than water bills, is as follows:

**AGENDA****BOARD OF ESTIMATES****06/15/2016**DHCD - cont'd

Tax Sale Cert #303189	5/18/2015	\$ 7,949.22
Real Property Taxes	2015-2016	358.58
Real Property Taxes	2014-2015	477.11
Real Property Taxes	2013-2014	505.57
Real Property Taxes	2012-2013	5.64
Miscellaneous Bills	#6095319	52.74
Miscellaneous Bills	#6286348	53.20
Miscellaneous Bills	#6667083	62.89
Miscellaneous Bills	#6874101	285.10
Miscellaneous Bills	#7060585	287.19
Miscellaneous Bills	#7288491	268.50
Miscellaneous Bills	#7417371	232.46
Miscellaneous Bills	#7598196	196.48
Miscellaneous Bills	#7635295	206.55
Miscellaneous Bills	#7659485	162.40
Miscellaneous Bills	#7723877	240.93
Miscellaneous Bills	#7900814	211.09
Miscellaneous Bills	#7920630	127.60
Environmental Fine	#53242483	500.00
Property Registration	Reg #002846	621.14
<b>Total Owed:</b>		<b><u>\$12,804.39</u></b>

## AGENDA

### BOARD OF ESTIMATES

06/15/2016

Department of Housing and                    - Acquisition by Gift  
Community Development (DHCD)

#### **ACTION REQUESTED OF B/E:**

The Board is requested to approve the acquisition of the leasehold interests in the property located at 1004 N. Dukeland Street (Block 2394, Lot 046) by gift from Mr. Michael Bullock, Owner, **SUBJECT** to municipal liens, interest, and penalties, other than water bills.

#### **AMOUNT OF MONEY AND SOURCE:**

Mr. Bullock, owner, agrees to pay for any title work and all associated settlement costs, not to exceed \$600.00 total. Therefore, no City funds will be expended.

#### **BACKGROUND/EXPLANATION:**

The DHCD, Land Resources Division strategically acquires and manages vacant or abandoned properties, which enables these properties to be returned to productive use and improve neighborhoods in Baltimore City.

Mr. Bullock has offered to donate to the City, title to the property located at 1004 N. Dukeland Street. With the Board's approval, the City will receive clear and marketable title to the property, subject only to certain City liens. The City's acceptance of this donation is less costly than acquiring the property by tax sale foreclosure or eminent domain.

The DHCD will acquire the property subject to all municipal liens, and all interest and penalties that may accrue prior to recording a deed. A list of open municipal liens accrued through May 16, 2016, other than water bills, is as follows:

#### 1004 N. Dukeland Street

Tax Sales Cert.	5/18/2015	\$ 15,741.11
Tax Sales Cert.	5/21/2012	53,452.74
Real Property Taxes	2015 - 2016	136.48
Real Property Taxes	2014 - 2015	980.02

**AGENDA****BOARD OF ESTIMATES****06/15/2016**DHCD - cont'd

Real Property Taxes	2013 - 2014	1,084.06
Real Property Taxes	2012 - 2013	1,249.66
Real Property Taxes	2011 - 2012	1,459.69
Real Property Taxes	2010 - 2011	1,566.11
Real Property Taxes	2009 - 2010	1,775.39
Real Property Taxes	2008 - 2009	2,243.70
Miscellaneous Bills	2007 - 2008	2,431.74
Miscellaneous Bills	2006 - 2007	2,641.60
Miscellaneous Bills	2005 - 2006	4,179.46
Miscellaneous Bills	#2903664	306.81
Miscellaneous Bills	#4087946	205.08
Miscellaneous Bills	#4226346	270.40
Miscellaneous Bills	#4262192	217.23
Miscellaneous Bills	#4330833	158.95
Miscellaneous Bills	#4435525	146.95
Miscellaneous Bills	#4876124	169.24
Miscellaneous Bills	#5110028	393.98
Miscellaneous Bills	#5272042	215.39
Miscellaneous Bills	#5281958	377.35
Miscellaneous Bills	#5496682	253.27
Miscellaneous Bills	#5766258	328.30
Miscellaneous Bills	#5024467	394.24
Miscellaneous Bills	#6135610	333.31
Miscellaneous Bills	#6552590	227.24
Miscellaneous Bills	#6614234	233.22
Miscellaneous Bills	#6619449	219.83
Miscellaneous Bills	#6625867	200.05
Miscellaneous Bills	#6676837	188.92
Miscellaneous Bills	#6703516	323.37
Miscellaneous Bills	#6790083	433.39
Miscellaneous Bills	#6923676	280.52
Miscellaneous Bills	#7067309	291.16
Miscellaneous Bills	#7091564	260.25
Miscellaneous Bills	#7131725	252.65

**AGENDA****BOARD OF ESTIMATES****06/15/2016**DHCD - cont'd

Miscellaneous Bills	#7280688	231.31
Miscellaneous Bills	#7432776	226.05
Miscellaneous Bills	#7457815	134.44
Miscellaneous Bills	#7574486	203.20
Miscellaneous Bills	#7888506	231.95
Environmental Fine	#52405743	1,500.00
Environmental Fine	#54053509	1,515.00
Property Reg.	Reg. # 202775	<u>2,063.20</u>
	<b>Total Owed:</b>	<b>\$101,728.01</b>

## AGENDA

### BOARD OF ESTIMATES

06/15/2016

Department of Housing and                      - Acquisition by Gift  
Community Development (DHCD)

#### **ACTION REQUESTED OF B/E:**

The Board is requested to approve the acquisition of the leasehold interests in the property located at 556 Baker Street (Block 0299, Lot 049) by gift from Mr. James E. Stancil and Ms. Rita W. Stancil, Owners, **SUBJECT** to municipal liens, interest, and penalties, other than water bills.

#### **AMOUNT OF MONEY AND SOURCE:**

The Owners agree to pay for any title work and all associated settlement costs, not to exceed \$600.00 total. Therefore, no City funds will be expended.

#### **BACKGROUND/EXPLANATION:**

Mr. Stancil and Ms. Stancil, Owners, The DHCD, Land Resources Division strategically acquires and manages vacant or abandoned properties, which enables these properties to be returned to productive use and improve neighborhoods in Baltimore City.

Mr. Stancil and Ms. Stancil have offered to donate to the City, title to the property located at 556 Baker Street. With the Board's approval, the City will receive clear and marketable title to the property, subject only to certain City liens. The City's acceptance of this donation is less costly than acquiring the property by tax sale foreclosure or eminent domain.

The DHCD will acquire the property subject to all municipal liens, and all interest and penalties that may accrue prior to recording a deed. A list of open municipal liens accrued through May 16, 2016, other than water bills, is as follows:

#### 556 Baker Street

Tax Sale Cert. #291091	10/22/2014	\$3,048.53
Real Property Tax	2015 - 2016	81.84
Real Property Tax	2014 - 2015	98.40

**AGENDA****BOARD OF ESTIMATES****06/15/2016**DHCD - cont'd

Real Property Tax	2013 - 2014	126.34
Real Property Tax	2012 - 2013	143.84
Miscellaneous Bill	#6672364	361.41
Miscellaneous Bill	#6677686	216.49
Miscellaneous Bill	#7098759	309.75
Miscellaneous Bill	#7488059	270.60
Miscellaneous Bill	#7503139	155.94
Miscellaneous Bill	#7739196	208.12
Miscellaneous Bill	#7894694	209.40
Miscellaneous Bill	#7952294	204.25
Property Reg.	#700620	790.40
	<b>Total Owed:</b>	<b>\$6,225.31</b>



## AGENDA

### BOARD OF ESTIMATES

06/15/2016

Department of Housing and                      - Acquisition by Gift  
Community Development (DHCD)

#### **ACTION REQUESTED OF B/E:**

The Board is requested to approve the acquisition of the leasehold interest in the property located at 1922 Frederick Avenue, (Block 0224, Lot 008) by gift from The Estate of J.T. Abercrombie, Owner, **SUBJECT** to municipal liens, interest, and penalties, other than water bills.

#### **AMOUNT OF MONEY AND SOURCE:**

The Estate of J.T. Abercrombie, Owner, agrees to pay for any title work and all associated settlement costs, not to exceed \$600.00 total. Therefore, no City funds will be expended.

#### **BACKGROUND/EXPLANATION:**

The DHCD, Land Resources Division strategically acquires and manages vacant or abandoned properties, which enables these properties to be returned to productive use and improve neighborhoods in Baltimore City.

The Estate of J.T. Abercrombie has offered to donate to the City, title to the property located at 1922 Frederick Avenue. With the Board's approval, the City will receive clear and marketable title to the property, subject only to certain City liens. The City's acceptance of this donation is less costly than acquiring the property by tax sale foreclosure or eminent domain.

The DHCD will acquire the property subject to all municipal liens, other than water bills, and all interest and penalties that may accrue prior to recording a deed. A list of open municipal liens accrued through May 16, 2016, other than water bills, is as follows:

**AGENDA****BOARD OF ESTIMATES****06/15/2016**DHCD - cont'd

Tax Sale Cert #275804	05/20/2013	\$4,492.28
Real Property Tax	2015-2016	93.21
Real Property Tax	2014-2015	98.40
Real Property Tax	2013-2014	114.96
Real Property Tax	2012-2013	143.84
Real Property Tax	2011-2012	149.24
Real Property Tax	2010-2011	217.63
Real Property Tax	2009-2010	182.60
Miscellaneous Bills	#5932827	249.62
Miscellaneous Bills	#6466379	1,604.38
Miscellaneous Bills	#7457138	208.00
Property Registration	#027362	1,370.20
	<b>Total Owed:</b>	<b>\$8,924.36</b>

## AGENDA

### BOARD OF ESTIMATES

06/15/2016

Department of Housing and                      - Acquisition by Gift  
Community Development (DHCD)

#### **ACTION REQUESTED OF B/E:**

The Board is requested to approve the acquisition of the leasehold interests in the property located at 1212 Harlem Avenue (Block 0102, Lot 044) by gift from Mr. Frank Cooper and Ms. Elnoria Cooper, Owners, **SUBJECT** to municipal liens, interest, and penalties, other than water bills.

#### **AMOUNT OF MONEY AND SOURCE:**

Mr. Cooper and Ms. Cooper, Owners agree to pay for any title work and all associated settlement costs, not to exceed \$600.00 total. Therefore, no City funds will be expended.

#### **BACKGROUND/EXPLANATION:**

The DHCD, Land Resources Division strategically acquires and manages vacant or abandoned properties, which enables these properties to be returned to productive use and improve neighborhoods in Baltimore City.

Mr. Cooper and Ms. Cooper have offered to donate to the City, title to the property located at 1212 Harlem Avenue. With the Board's approval, the City will receive clear and marketable title to the property, subject only to certain City liens. The City's acceptance of this donation is less costly than acquiring the property by tax sale foreclosure or eminent domain.

The DHCD will acquire the property subject to all municipal liens, and all interest and penalties that may accrue prior to recording a deed. A list of open municipal liens accrued through May 16, 2016, other than water bills, is as follows:

#### 1212 Harlem Avenue

Tax Sale Cert. #286366	5/19/2014	\$ 3,479.05
Tax Sale Cert. #247646	10/27/2010	126,005.15
Real Property Tax	2015 - 2016	27.28
Real Property Tax	2014 - 2015	32.80

**AGENDA****BOARD OF ESTIMATES****06/15/2016**DHCD - cont'd

Real Property Tax	2013 - 2014	89.70
Real Property Tax	2012 - 2013	55.32
Real Property Tax	2011 - 2012	49.56
Real Property Tax	2010 - 2011	55.08
Real Property Tax	2009 - 2010	72.20
Real Property Tax	2008 - 2009	66.12
Real Property Tax	2007 - 2008	71.64
Miscellaneous Bills	#6091383	310.98
Miscellaneous Bills	#6158257	348.33
Miscellaneous Bills	#6366736	327.13
Miscellaneous Bills	#6401285	318.42
Miscellaneous Bills	#6626550	269.58
Miscellaneous Bills	#6978357	253.53
Miscellaneous Bills	#7068646	16.14
Miscellaneous Bills	#7098650	234.88
Miscellaneous Bills	#7137722	218.17
Miscellaneous Bills	#7220205	303.41
Miscellaneous Bills	#7364078	264.62
Miscellaneous Bills	#7390735	282.48
Miscellaneous Bills	#7447030	257.66
Property Reg.	Reg. #103041	500.20
	<b>Total Owed:</b>	<b>\$133,909.43</b>

# AGENDA

BOARD OF ESTIMATES

06/15/2016

## INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

VENDOR	AMOUNT OF AWARD	AWARD BASIS
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### Bureau of Purchases

1. 

TYRELL TECH, INC.	\$15,000.00	Renewal
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Contract No. B50004163 - Materials used for Signs, Banners, Posters etc. - Department of Public Works - P.O. No. P432001

On July 15, 2015, the City Purchasing Agent approved the initial award in the amount of \$13,000.00. The award contained three 1-year renewal options. This renewal in the amount of \$15,000.00 is for the period July 15, 2016 to July 14, 2017 with two 1-year renewal options remaining.

2. 

MYERS TIRE SUPPLY DISTRIBUTION, INC.	\$0.00	Renewal
--------------------------------------	--------	---------

Contract No. B50004073 - Tire Repair and Maintenance Supplies - Department of General Services - P.O. No. P532264

On July 15, 2015, the Board approved the initial award in the amount of \$45,000.00. The award contained two 1-year renewal options. This renewal in the amount of \$0.00 is for the period June 24, 2016 through June 23, 2017 with one 1-year renewal option remaining.

3. 

COURTSMART DIGITAL SYSTEMS, INC.	\$198,493.77	Renewal
----------------------------------	--------------	---------

Contract No. 08000 - Maintenance and Support Service of Digital Recording System - Circuit Court for Baltimore City - P.O. No. P528319

On July 30, 2014, the Board approved the initial award in the amount of \$453,081.23. The award contained two 1-year renewal options. On August 19, 2015, the Board approved the first renewal in the amount of \$198,493.77. This final renewal in the amount of \$198,493.77 is for the period August 1, 2016 through July 31, 2017.

**INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS**

<b><u>VENDOR</u></b>	<b><u>AMOUNT OF AWARD</u></b>	<b><u>AWARD BASIS</u></b>
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Bureau of Purchases

- |   |              |         |
|---|--------------|---------|
| 4. ENERGYCAP INC.   | \$ 53,498.00 | Renewal |
| Contract No. 08000 - EnergyCap Maintenance Support and Bill CAPture Services - Department of Public Works - Energy - P.O. No. P533179 |              |         |

On October 16, 2015, the City Purchasing Agent approved the initial award in the amount of \$8,365.00. The award contained four 1-year renewal options. On March 30, 2016, the Board approved an Amendment 1 in the amount of \$37,995.00. The Amendment 1 added the Bill CAPture Services. This renewal in the amount of \$53,498.00 is for the software licenses, maintenance, support, and the Bill CAPture Services. This renewal is for the period August 1, 2016 through July 31, 2017, with three 1-year renewal options remaining.

- |   |         |         |
|---|---------|---------|
| 5. LEHIGH OUTFITTERS, LLC   | \$ 0.00 | Renewal |
| Contract No. B50002893 - Safety Shoes and Boots - Finance Department - Req. No. P523803 |         |         |

On June 12, 2013, the Board approved the initial award in the amount of \$806,074.00. The award contained three 1-year renewal options. On May 27, 2015, the Board approved the first renewal in the amount of \$0.00. This second renewal in the amount of \$0.00 is for the period July 1, 2016 through June 30, 2017, with one 1-year renewal option remaining. The above amount is the City's estimated requirement.

**MWBOO GRANTED A WAIVER.**

- |   |              |         |
|---|--------------|---------|
| 6. SERV IT, INC.  | \$ 40,178.00 | Renewal |
| Contract No. 06000 - IBM Managed Offsite High Availability & Disaster Recovery Services - Circuit Court for Baltimore City - P.O. No. P533310 |              |         |

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

VENDOR	AMOUNT OF AWARD	AWARD BASIS
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Bureau of Purchases

On October 14, 2015, the Board approved the initial award in the amount of \$40,178.00. The award contained two 1-year renewal options. This renewal in the amount of \$40,178.00 is for the period July 1, 2016 through June 30, 2017, with one 1-year renewal option remaining. The above amount is the City's estimated requirement.

- |    |  |              |         |
|----|--|--------------|---------|
| 7. | AZTECA SYSTEMS, INC.   | \$245,000.00 | Renewal |
|    | Contract No. 08000 - Cityworks Master License and Maintenance Agreement - Department of Public Works - Water and Wastewater - IT Division - P.O. No. P532405 |              |         |

On August 12, 2015, the Board approved the initial award in the amount of \$245,000.00. The award contained five 1-year renewal options. This renewal in the amount of \$245,000.00 is necessary for the continuation of Cityworks Asset Management Software, which is the primary application that the Department of Public Works uses for work order management of repairs and maintenance throughout the City. This renewal is for the period August 13, 2016 through August 12, 2017, with four 1-year renewal options remaining.

- |    |  |              |         |
|----|--|--------------|---------|
| 8. | ALICOMP, A DIVISION OF<br>ALICARE, INC.  | \$300,000.00 | Renewal |
|    | Contract No. 06000 - Mainframe Migration and Support Agreement - Mayor's Office of Information Technology - P.O. No. P520689 |              |         |

On June 20, 2012, the Board approved the initial award in the amount of \$955,000.00. The award contained two 1-year renewal options. Subsequent actions have been approved.

**INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS**

<b><u>VENDOR</u></b>	<b><u>AMOUNT OF AWARD</u></b>	<b><u>AWARD BASIS</u></b>
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Bureau of Purchases

This final renewal in the amount of \$300,000.00 is for the continuation of remote mainframe hosting and support services. The Contractor's remote data center facility currently houses the City's mainframe environment, which hosts critical enterprise revenue generating systems such as Real Property Tax, Parking Citations, and Water Bills. The period of the renewal is June 20, 2016 through June 19, 2017.

**MWBOO GRANTED A WAIVER.**

- |   |              |         |         |
|---|--------------|---------|---------|
| 9.  | NICUSA, INC. | \$ 0.00 | Renewal |
| Contract No. 08000 - Maryland Motor Vehicle Administration Records - Department of Transportation, Finance - P.O. No. P525696 |              |         |         |

On November 27, 2013, the Board approved the initial award in the amount of \$50,914.81. The award contained three 1-year renewal options. Two renewal options have been exercised. The City is required to obtain the Maryland Motor Vehicle Administration Records from NICUSA, Inc. per agreement between the State and the vendor. This third renewal in the amount of \$0.00 is for the period July 1, 2016 through June 30 2017, with additional renewals subject to agreement by the parties. The above amount is the City's estimated requirement.

- |   |                          |                |         |
|---|--------------------------|----------------|---------|
| 10.   | MOTOROLA SOLUTIONS, INC. | \$1,346,500.00 | Renewal |
| Contract No. 06000 - 311 Call Center System Hosting - Mayor's Office of Information Technology - P.O. No. P520959 |                          |                |         |

On September 28, 2005, the Board approved the initial award in the amount of \$5,364,000.00. The award contained five 1-year renewal options. Subsequent actions have been approved.



**INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS**

<b><u>VENDOR</u></b>	<b><u>AMOUNT OF AWARD</u></b>	<b><u>AWARD BASIS</u></b>
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Bureau of Purchases

This renewal in the amount of \$1,346,500.00 is necessary for the continuation of the 311 system hosting, including the PremierOne Customer Service Request and Cityworks Asset Management System applications. The period of the renewal is July 1, 2016 through June 30, 2017, with two 1-year renewal options remaining.

- |     |  |         |                             |
|-----|--|---------|-----------------------------|
| 11. | HIGHLANDER CONTRACTING<br>COMPANY, LLC   | \$ 0.00 | Ratification<br>and Renewal |
|     | Contract No. B50002858 - CCTV and Video Surveillance System Maintenance and Installation - Mayor's Office of Information Technology, Department of Public Works, etc. - P.O. No. P523999 |         |                             |

On May 15, 2013, the Board approved the initial award in the amount of \$200,000.00. The award contained two 1-year renewal options. Due to an administrative oversight, the contract was not renewed prior to expiration. The period of the ratification is May 22, 2016 through June 15, 2016. The period of the renewal is June 16, 2016 through May 21, 2017, with one 1-year renewal option remaining. The above amount is the City's estimated requirement.

**MWBOO SET GOALS OF 15% MBE AND 5% WBE.**

It was determined that the vendor would not be reviewed due to not meeting the threshold for a compliance review.

- |     |   |              |          |
|-----|---|--------------|----------|
| 12. | BOB BELL CHEVROLET/<br>NISSAN, INC. t/a BOB<br>BELL CHEVROLET   | \$100,000.00 | Increase |
|     | Contract No. B50003574 - GM Heavy Trucks - O.E.M. Parts and Service - Department of General Services, Fleet Management - P.O. No. P528103 |              |          |

**INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS**

<b><u>VENDOR</u></b>	<b><u>AMOUNT OF AWARD</u></b>	<b><u>AWARD BASIS</u></b>
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Bureau of Purchases

On July 23, 2014, the Board approved the initial award in the amount of \$166,375.00. The award contained two 1-year renewal options. This increase in the amount of \$100,000.00 is necessary to continue to provide parts and services for GM Heavy Trucks during the contract period. Funds were depleted due to several unforeseen major repairs. This increase will make the award amount \$266,375.00. The contract expires on July 31, 2017, with two 1-year renewal options remaining. The above amount is the City's estimated requirement.

**MWBOO GRANTED A WAIVER.**

- |     |   |              |          |
|-----|---|--------------|----------|
| 13. | TELETRONIC, INC.  | \$100,000.00 | Increase |
|     | Contract No. 06000 - Teltronic Radio Installation - Department of Transportation - P.O. No. P531733 |              |          |

On June 24, 2015, the City Purchasing Agent approved the initial award in the amount of \$24,000.00. The award contained two 2-year renewal options. On November 20, 2015, the City Purchasing Agent approved an increase in the amount of \$12,000.00. This increase in the amount of \$100,000.00 is necessary to continue the installation of City-owned radios into newly acquired and/or refurbished City vehicles. This increase will make the award amount \$136,000.00. The contract expires on June 25, 2018, with two 2-year renewal options available. The above amount is the City's estimated requirement.

- |     |  |              |          |
|-----|--|--------------|----------|
| 14. | PROTECTION ONE ALARM MONITORING, INC.  | \$500,000.00 | Increase |
|     | Contract No. B50004301 - Repairs and Maintenance of Electronic Fire Alarm Systems - Department of General Services, etc. - P.O. Nos. P533699 and P535185 |              |          |

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

VENDOR	AMOUNT OF AWARD	AWARD BASIS
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Bureau of Purchases

On November 18, 2015, the Board approved the initial award in the amount of \$300,000.00. The award contained three 1-year renewal options. Due to major unforeseen projects which resulted in the accelerated use of funds, and the extensive conversion of the Pinderhughes School into a Homeless Shelter, the Park Heights Multipurpose Center, and the Waxter Center an increase in the amount of \$500,000.00 is necessary. This increase in the amount of \$500,000.00 will make the award amount \$800,000.00. The contract expires on November 17, 2017 with three 1-year renewal options remaining. The above amount is the City's estimated requirement.

**MWBOO GRANTED A WAIVER.**

15. CREATIVE SOFTWARE SOLUTIONS, LLC \$180,000.00 Extension  
Contract No. 06000 - Management Services for the Taxi Card Program - Health Department - P.O. No. P524894

On October 16, 2013, the Board approved an agreement with Creative Software Solutions, LLC. in the amount of \$499,270.00. The award contained two 1-year renewal options. Both renewals have been exercised. The current contract expires on June 30, 2016. An extension is necessary to allow time to negotiate and execute a new contract agreement. The period of the extension is July 1, 2016 through December 31, 2016.

**MWBOO SET GOALS OF 3% MBE AND 1% WBE.**

	<u>Commitment</u>	<u>Performed</u>	
<b>MBE:</b> Sue-Ann's Office Supply, Inc.	0.85%	\$ 0.00	0%
Taylor Made Transportation Services, Inc.	1.90%	330.00	.20%
A-S Tours, Inc.	1.00%	4,805.00	2.97%
<b>Total</b>	<b>3.75%</b>	<b>\$5,135.00</b>	<b>3.17%</b>

AGENDA

BOARD OF ESTIMATES

06/15/2016

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

<u>VENDOR</u>	<u>AMOUNT OF AWARD</u>	<u>AWARD BASIS</u>
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Bureau of Purchases

<b>WBE:</b> Curry Printing & Copy Center	1.1%	\$6,105.00	3.77%
Jodi M. Stappler, CPA	0.2%	0.00	0%
<b>Total</b>	<b>1.3%</b>	<b>\$6,105.00</b>	<b>3.77%</b>

MWBOO FOUND VENDOR IN COMPLIANCE.

**AGENDA**

**BOARD OF ESTIMATES**

**06/15/2016**

Baltimore Development Corporation - Office Lease Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the Office Lease Agreement with BMW Cleaning Solutions, LLC, Tenant for the rental of 503 square feet in Suites A13 and A48, at the Business Center @ Park Circle located at 2901 Druid Park Drive. The period of the Office Lease Agreement is effective upon Board approval for one year with an option to renew for an additional year.

**AMOUNT OF MONEY AND SOURCE:**

<u>Annual Rent</u>	<u>Monthly Rent</u>
\$9,054.00	\$754.50

**BACKGROUND/EXPLANATION:**

BMW Cleaning Solutions, LLC, is a full-service cleaning company that provides various cleaning services primarily to commercial clients, including carpet cleaning and mold remediation. The company located their headquarters into the building in 2009. The company is now downsizing to 503 square of office space. They no longer need the 1,088 square foot warehouse space. The company has 12 full-time employees and 3 part-time employees. After one year, the base rent will escalate at a rate of 4% annually in order to allow for any increases in building expenses.

The Space is leased on an "As-Is" basis and does not require the Landlord to make any modifications. The Tenant will be responsible for any improvements or build-out of the premises.

All other Landlord services such as utilities, limited janitorial services, maintenance, and repairs to the premises are included in the initial base rent.

**AGENDA**

**BOARD OF ESTIMATES**

**06/15/2016**

BDC - cont'd

In addition, the Tenant is obligated to maintain and keep in force general public liability, contractual liability and property damage insurance protection for the premises and name the City as additionally insured under said insurance policies.

**MBE/WBE PARTICIPATION:**

N/A

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

## AGENDA

### BOARD OF ESTIMATES

06/15/2016

#### Baltimore Development Corporation - Office Lease Agreement

##### **ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of an Office Lease Agreement with the T.A.R.A. Center, LLC, Tenant, for the rental of 368 sq. ft., in Suite C200 for the property known as Business Center @ Park Circle located at 2901 Druid Park Drive. The period of the Office Lease Agreement is for one year, and has a renewal option of an additional year.

##### **AMOUNT OF MONEY AND SOURCE:**

<u>Annual Rent</u>	<u>Monthly Installments</u>
\$7,164.48	\$597.04

##### **BACKGROUND/EXPLANATION:**

The T.A.R.A. Center, LLC was established in 2010 for the purpose of providing training, assessments, resources, and advocacy support services to individuals and organizations to enhance their ability to navigate systems with Child Welfare/Foster Care, Mental Health, and Human Services. The T.A.R.A Center conducts workshops for organizations to assist them in providing services to Children, Families, and Adults. The leased premises will be used for general office purposes.

After one year, the base rent will escalate at a rate of 4% annually in order to allow for any increases in building expenses.

The space is leased on an "As Is" basis and does not require the landlord to make any modifications. The tenant will be responsible for any improvements or build-out of the premises.

**AGENDA**

**BOARD OF ESTIMATES**

**06/15/2016**

BDC - cont'd

All other landlord services such as utilities, limited janitorial services, maintenance, and repairs to the premises are included in the initial base rent.

In addition, the Tenant is obligated to maintain and keep in force general public liability, contractual liability, and property damage insurance protection for the premises and name the City as additionally insured under said insurance policies.

**MBE/WBE PARTICIPATION:**

N/A

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



## AGENDA

### BOARD OF ESTIMATES

06/15/2016

#### Baltimore Development Corporation - Office Lease Agreement

##### **ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the Office Lease Agreement with Behavioral Interface, Inc., Tenant for the rental of 912 square feet in Suites A100, at the Business Center @ Park Circle located at 2901 Druid Park Drive. The period of the Office Lease Agreement is effective upon Board approval for five years with an option to renew for an additional five-year term.

##### **AMOUNT OF MONEY AND SOURCE:**

<u>Annual Rent</u>	<u>Monthly Rent</u>
\$13,224.00	\$1,102.00

##### **BACKGROUND/EXPLANATION:**

Behavioral Interface, Inc. is a non-profit corporation that provides psychotherapy services to adults and youth and will use the office for administrative and counseling purposes. The company currently has 1 full-time employee and 1 part-time therapist. Independent contractors are hired on an as needed basis. After year one, the base rent will escalate at a rate of 4% annually in order to allow for any increases in building expenses.

The space is leased on an "As-Is" basis and does not require the Landlord to make any modifications. The Tenant will be responsible for any improvements or build-out of the premises.

All other Landlord services such as utilities, limited janitorial services, maintenance, and repairs to the premises are included in the initial base rent.

**AGENDA**

**BOARD OF ESTIMATES**

**06/15/2016**

BDC - cont'd

In addition, the Tenant is obligated to maintain and keep in force general public liability, contractual liability and property damage insurance protection for the premises and name the City as additionally insured under said insurance policies.

**MBE/WBE PARTICIPATION:**

N/A

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

## **AGENDA**

### **BOARD OF ESTIMATES**

**06/15/2016**

#### Department of Recreation & Parks - Governmental/Charitable Solicitation Application

##### **ACTION REQUESTED OF B/E:**

The Board is requested to endorse a Governmental/Charitable Solicitation Application for submission to the Board of Ethics of Baltimore City for the Department of Recreation and Parks to solicit funds to enhance recreation programs, parkland and building improvements, and TreeBaltimore. The period of the campaign will be effective upon Board approval through June 30, 2017.

##### **AMOUNT OF MONEY AND SOURCE:**

No general funds are involved in this transaction.

##### **BACKGROUND/EXPLANATION:**

The Department of Recreation & Parks will solicit funds 1) for supplies, materials, and services to enhance recreational programs, 2) to purchase materials or services required to improve landscaping or building conditions on park property, and 3) for TreeBaltimore to purchase, plant, and maintain streetscape trees and trees on developed park lands.

Baltimore City Code Article 8, Section 6-26, prohibits solicitation or facilitating the solicitation of a gift. An exception was enacted in 2005 to permit certain solicitations that are for the benefit of an official governmental program or activity, or a City-endorsed charitable function or activity. Ethics Regulation 96.26B sets out the standards for approval, which includes the requirement that the program, function, or activity to be benefited and the proposed solicitation campaign must be endorsed by the Board of Estimates or its designee.

## **AGENDA**

### **BOARD OF ESTIMATES**

**06/15/2016**

#### Department of Recreation and Parks - Grant Agreement

##### **ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the Grant Agreement with Parks and People Foundation, Inc. The period of the Grant Agreement is January 1, 2016 through December 31, 2016.

##### **AMOUNT OF MONEY AND SOURCE:**

\$18,000.00 - 5000-577716-4781-363900-607001

##### **BACKGROUND/EXPLANATION:**

The Urban Resources Initiative (URI) program has been a collaboration with the Department and several universities since 1989. The Department's contribution will cover part of the cost of program staff to undertake internship development, recruitment, screening of interns, placement assistance, and ongoing management of the program. This also includes support of the URI Advisory Committee. The program identifies well-qualified graduate and undergraduate college interns to perform internships in natural resource management and other academic fields that can positively affect the Department and the City.

The Grant Agreement is late because of the administrative review process.

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

## AGENDA

### BOARD OF ESTIMATES

06/15/2016

#### Department of Planning - Report on Previously Approved Transfers of Funds

At previous meetings, the Board of Estimates approved Transfers of Funds subject to receipt of favorable reports from the Planning Commission, the Director of Finance having reported favorably thereon, as required by the provisions of the City Charter. Today, the Board is requested to **NOTE 10** favorable reports by the Planning Commission on June 2, 2016 on Transfers of Funds approved by the Board of Estimates at its meetings on May 18 and June 1, 2016.

## **AGENDA**

### **BOARD OF ESTIMATES**

**06/15/2016**

#### Department of General Services - Supplemental Agreement

##### **ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the Supplemental Agreement with Gaudreau, Inc. under Project No. 1125, On-Call Architectural Design Services. The period of the Supplemental Agreement is effective upon Board approval for two years or until the upset limit is reached, whichever occurs first. The Supplemental Agreement contains an option to extend the period of the Supplemental Agreement for an additional one-year extension or until the upset limit is reached.

##### **AMOUNT OF MONEY AND SOURCE:**

\$573,390.49 - Upset limit balance

##### **BACKGROUND/EXPLANATION:**

On August 14, 2013, the Board approved the original two-year agreement with Gaudreau, Inc. with an upset limit in the amount of \$749,961.00. Tasks totaling \$176,570.51 have been approved to date. The current dollar amount available under the upset limit is \$573,390.49. Due to an administrative error, the original agreement expired on August 13, 2015 before tasks were completely processed.

This Supplemental Agreement will allow Gaudreau, Inc. to continue to provide services for ongoing tasks as needed by the Department of General Services.

##### **MBE/WBE PARTICIPATION:**

The Consultant will continue to comply with the goals of 30% for MBE and 17% for WBE that were approved in the original agreement for Project No. 1125.

**AGENDA**

**BOARD OF ESTIMATES**

**06/15/2016**

Department of General Services - cont'd

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS NOTED THIS ON-CALL SUPPLEMENTAL AGREEMENT AND WILL REVIEW TASK ASSIGNMENTS.**

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

## AGENDA

### BOARD OF ESTIMATES

06/15/2016

Department of General Services - Termination of Award  
No. GS 14800

#### **ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize Termination of Award No. GS 14800, 3<sup>rd</sup> and 4<sup>th</sup> floor courtrooms at Mitchell Courthouse to JLN Construction Services, Inc.

#### **AMOUNT OF MONEY AND SOURCE:**

\$1,535,000.00

#### **BACKGROUND/EXPLANATION:**

On August 12, 2005, the Board awarded GS 14800 to JLN Construction Services, Inc. at their bid price of \$1,535,000.00. The Notice to Proceed for the project has not been issued. Subsequent to award and during construction management investigation and planning, the Department of General Services discovered numerous issues that were previously unforeseen. For instance, a significant amount of hazardous materials were identified in the project space. These hazardous materials, including asbestos, must be mitigated prior to allowing any work to proceed. In addition, it has been determined that several sizeable HVAC components must be replaced as part of the project. These components will result in additional cost to the project, if not addressed prior to commencing work. Finally, the State Court system, which is responsible for oversight of the Court's IT infrastructure, has identified significant additional IT infrastructure components that must be installed. These additional components were not identified in the contract documents and may result in additional costs.

Therefore, due to the number of identified issues which could lead to significant change orders on the project, the Department is requesting approval to terminate GS 14800 for the convenience of the City in accordance with the Special Conditions, Section SC-19-00200-13 of the contract. Written notice of termination for convenience of the City was issued to the contractor on June 3, 2016. Permission to re-advertise the contract will be requested at a later date.



RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS

\* \* \* \* \*

The Board is requested to  
approve award of  
the formally advertised contracts  
listed on the following pages:  
73 - 74  
to the low bidder meeting specifications,  
or reject bids on those as indicated  
for the reasons stated.  
In connection with the Transfer of Funds,  
a report has been requested  
from the Planning Commission,  
the Director of Finance having reported favorably  
thereon, as required by the provisions  
of the City Charter.

# **AGENDA**

**BOARD OF ESTIMATES**

**06/15/2016**

## **RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS**

Department of Public Works (DPW)/Office of Eng. & Constr.

1. S.C. 918S, Advanced Site Preparation for Headworks Improvements at Back River Waste Water Treatment Plant      Allan Myers MD, Inc.      \$9,999,000.00

<b>DBE/MBE:</b>	National Constr. d/b/a	\$ 68,500.00	0.68%
	National Conc.		
	Mohawk Bridge & Iron, Inc.	5,250.00	0.05%
	Doughboy Hauling	150,000.00	1.50%
	EMC2, Inc.	290,000.00	2.90%
	<b>Total DBE/MBE</b>	<b>\$513,750.00</b>	<b>5.13%</b>

## 2. **TRANSFER OF FUNDS**

<b><u>AMOUNT</u></b>	<b><u>FROM ACCOUNT/S</u></b>	<b><u>TO ACCOUNT/S</u></b>
\$ 6,946,077.00	9956-908692-9549	
Baltimore Co.	Constr. Res.	
	Electrical Systems	
	Upgrade	
6,946,077.00	"	"
Wastewater Rev.		
Bonds		
<b>\$13,892,154.00</b>		
\$ 999,900.00	-----	9956-907689-9551-2
		Extra Work
1,638,386.00	-----	9956-907689-9551-3
		Design
654,928.00	-----	9956-907689-9551-5
		Inspection

AGENDA

BOARD OF ESTIMATES

06/15/2016

RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS

DPW/Office of Eng. & Constr.

TRANSFER OF FUNDS - cont'd

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
9,999,000.00	-----	9956-907689-9551-6 Construction
<u>599,940.00</u>	-----	9956-907689-9551-9 Administration
<b>\$13,892,154.00</b>		

The funds are necessary to cover the cost for the award of S.C. 918S, Advanced Site Preparation for the Headworks Improvements at the Back River Waste Water Treatment Plant.

Bureau of Purchases

3. B50004496, Audit                      SB & Company, LLC                      \$297,650.00  
Financial Statements

(Department of  
Finance)

**MWBOO SET GOALS OF 10% MBE AND 5% WBE.**

**MBE:** Abrams, Foster, Nole & Williams, PA                      10%

**WBE:** King, King & Associates, PA                      5%

**MWBOO FOUND VENDOR IN COMPLIANCE.**

## AGENDA

### BOARD OF ESTIMATES

06/15/2016

#### Department of Recreation and Parks - Expenditure of Funds

##### ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize an expenditure of funds to pay for the travel-related expenses for Mr. Robert L. Bierscheid, Ms. Cathleen Schanz, and Ms. Aimee Lee Manis, members of the Commission for the Accreditation of Parks and Recreation Agencies (CAPRA) Visitation Team. Mr. Bierscheid and Ms. Manis will be in Baltimore June 13, 2016 through June 17, 2016 and Ms. Schanz will be in Baltimore June 13, 2016 through June 18, 2016.

##### AMOUNT OF MONEY AND SOURCE:

\$1,365.89 - Round trip airfare prepaid on a City issued credit card assigned to Mr. Ken King - \$453.08 for Mr. Biercheid, \$276.85 for Ms. Schanz, and \$635.96 for Ms. Manis

4,039.04 - Hotel, including taxes paid by EA No. 000188790 - \$1,242.78 each for Mr. Biercheid and Ms. Manis, and \$1,553.48 for Ms. Schanz

150.00 - Continental breakfast for the Team June 14 - 16, 2016 prepaid on a City issued credit card assigned to Ms. Stella Clanton

120.00 - CAPRA Team meets on June 13, 2016 over dinner to review visits with agency team leaders (@\$40.00/pp X 3)

1,626.75 - Biddle Street Caterers will provide lunch and dinner at five meetings (per itinerary) which has been prepaid on a City issued credit card assigned to Ms. Stella Clanton - Inv. #D1374 @\$206.50, #D1375 @\$381.75, #D1381 @\$518.25, #D1380 @\$287.25, #D1376 @\$233.00

400.00 - CAPRA will have dinner at Golden West Restaurant on June 16, 2016 with some City Council members, the Acting Director of Rec. & Parks, and the Executive Staff (@\$40.00/pp X 10)

**\$7,701.68** - 6000-680516-4792-369900-603001

The Department of Recreation and Parks will be disbursed \$520.00.

## **AGENDA**

**BOARD OF ESTIMATES**

**06/15/2016**

Department of Recreation and Parks - cont'd

### **BACKGROUND/EXPLANATION:**

As part of the Mayor's initiative, the Department of Recreation and Parks is in the process of obtaining National Recreation and Parks Association (NRPA) accreditation. The Department started the accreditation process in 2014. CAPRA accreditation is recognition that the Department is operating according to National standards for agencies that provide park and recreation programs and services. The Department has been making in house assessments and improvements as a vital part of the accreditation process.

The process also includes a Visitation/On-site Evaluation. Per the NRPA guidelines, the agency seeking accreditation assumes the costs for the airfare, hotel, and meals for the visitation team.

The visitation team performs a Peer Review to determine if the agency meets the applicable standards for accreditation. This accreditation is a distinguished mark of excellence that will afford external recognition of the Department's commitment to provide quality services and programs to the citizens of Baltimore.

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

**AGENDA****BOARD OF ESTIMATES****06/15/2016****TRAVEL REQUESTS**

<u>Name</u>	<u>To Attend</u>	<u>Fund Source</u>	<u>Amount</u>
<u>City Council</u>			
1. William "Bill" Henry	5 <sup>th</sup> Local Progress National Convening Pittsburgh, PA July 6 - 10, 2016	Elected Officials Expense Account	\$1,173.40

The subsistence rate for this location is \$184.00 per day. The hotel cost is \$149.00 per night, plus hotel taxes of \$20.86 per night. The representative is requesting additional subsistence of \$5.00 per day for four days for meals and incidentals.

Baltimore Police Department

2. William Manager Adam Kirhagis	Crimes Against Children Conference Dallas, TX Aug. 7 - 11, 2016 (Reg. Fee \$495.00) ea.	Sex Offender Registry Unit- Maryland Reimbur- sement Fund	\$3,449.90
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Department of Transportation

3. Adrienne Barnes	2016 COMTO Annual Conference Dallas, TX July 9 - 13, 2016 (Reg. Fee \$750.00)	General Funds	\$2,296.65
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The subsistence rate for this location is \$189.00 per day. The hotel cost is \$219.00 per night, plus hotel taxes of \$33.42 per night. The Department is requesting additional subsistence in the amount of \$30.00 per day for the hotel balance and \$40.00 per day for meals and incidentals.

**AGENDA****BOARD OF ESTIMATES****06/15/2016****TRAVEL REQUESTS**

<u>Name</u>	<u>To Attend</u>	<u>Fund Source</u>	<u>Amount</u>
<u>Department of Transportation</u>			
4. James Decker	Better Bike Share Partnership Conference Philadelphia, PA June 22 - 24, 2016 (Reg. Fee \$410.00)	State Funds	\$1,094.81

The registration fee in the amount of \$410.00 was pre-paid on a City-issued credit card assigned to Mr. Dharendra Sinha. Therefore, Mr. Decker will be disbursed \$684.81.

Employees' Retirement System (ERS)

5. Joan M. Pratt	Opal Financial Group - Public Funds Summit East Newport, RI July 17 - 20, 2016 (Reg. Fee \$0.00)	Special Funds ERS	\$1,560.27
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The subsistence rate for this location is \$251.00 per night. The cost of the hotel is \$323.44 per night. The hotel taxes are \$48.33 per night. The ERS is requesting additional subsistence in the amount of \$72.44 per day for the cost of the hotel and \$40.00 per day for meals and incidentals. The ERS is requesting additional subsistence in the amount of \$40.00 for one day for meals and incidentals because the conference ends at 12:00 p.m. and the attendee will not be leaving until the close of the business day. Ms. Pratt will be disbursed \$1,560.27.

## AGENDA

### BOARD OF ESTIMATES

06/15/2016

Department of Real Estate - Agreement for the Purchase and Sale  
of 2900 Nieman Ave. & 2320 Banger St.

#### **ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of an Agreement for the Purchase and Sale with Estes Express Lines, Owner, for the property known as 2900 Nieman Avenue and 2320 Banger Street.

#### **AMOUNT OF MONEY AND SOURCE:**

\$ 930,000.00 - 9956-912800-9551-900020-704040  
434,000.00 - 9958-913800-9520-900020-704040  
1,736,000.00 - 9960-914800-9557-900020-704040  
\$3,100,000.00 - Purchase Price

#### **BACKGROUND/EXPLANATION:**

This site is an 81 door truck terminal facility and maintenance shop situated on approximately 13.11 acres of land. The Department of Public Works (DPW) plans to consolidate scattered DPW facilities across the City to improve coordination and efficiencies internally and externally with other agencies or key stakeholders.

The property was appraised for \$2,280,000.00. The value was reviewed by the Department of Real Estate's appraiser and it was determined that the appraisal was prepared with sufficient facts to support the value. The Department of Real Estate has been working with the DPW over the past two years trying to locate a property that is sufficient in size to accommodate their operations. Due to the limited options available regarding property size of what is needed for the agency, the Department negotiated with the owner and agreed to the purchase price for the property in its "as is" condition for \$3,100,000.00.

As a condition of the sale, the City will make a deposit of \$24,999.00 within five days of the Board of Estimates approval and will have a 60-day property evaluation period. The \$24,999.00 will be credited to the purchase price at settlement.

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



**AGENDA**

**BOARD OF ESTIMATES**

**06/15/2016**

Department of Real Estate - cont'd

**TRANSFER OF FUNDS**

Department of Public Works

From Account:

9960-910300-9558                      \$1,736,000.00 (Water Utility)

To Account:

9960-914800-9557-4 (Site)      \$1,736,000.00

From Account:

9956-905533-9549                      \$ 930,000.00 (Wastewater Utility)

To Account:

9956-912800-9551-4 (Site)      \$ 930,000.00

From Account:

9958-904099-9522                      \$ 434,000.00 (General Fund HUR)

To Account:

9958-913800-9520-4 (Site)      \$ 434,000.00

The transfer will provide funding for the purchase of 2900 Nieman Avenue.

(In accordance with Charter requirements, a report has been requested from the Planning Commission, the Director of Finance having reported favorably thereon.)

12:00 NOON

ANNOUNCEMENTS OF BIDS RECEIVED

AND

OPENING OF BIDS, AS SCHEDULED