

## **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 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., in 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 - OCTOBER 4, 2017**

### **BOARDS AND COMMISSIONS**

#### 1. Prequalification of Contractors

In accordance with the Rules for Prequalification of Contractors, as amended by the Board on November 21, 2016, the following contractors are recommended:

Concrete General, Inc.	\$ 1,500,000.00
Cotten Construction Company	\$ 1,500,000.00
Economic International Construction Company, Inc.	\$ 8,000,000.00
J. Fletcher Creamer & Son, Inc.	\$50,000,000.00
Manuel Luis Construction Co., Inc.	\$94,790,000.00
Mar-Allen Concrete Products, Inc.	\$ 1,500,000.00
Paniagua Enterprises, Inc.	\$ 1,500,000.00
Royale Construction, Inc.	\$ 8,000,000.00
Towson Mechanical, Inc.	\$ 8,000,000.00

#### 2. Prequalification of Architects and Engineers

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

ARM EnerTech Associates, LLC	Engineer
Center for Watershed Protection, Inc.	Engineer
Columbia Engineering, Inc.	Engineer
Crown Consultants LLC	Engineer

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

**BOARDS AND COMMISSIONS** - cont'd

Environmental Design International, Inc.	Engineer
Hardesty & Hanover, LLC	Engineer
Hayat Brown, LLC	Engineer
Henry Adams, LLC	Engineer
Mahan Rykiel Associates, Inc.	Landscape Architect
P.E.L.A. Design, Inc.	Landscape Architect

**AGENDA****BOARD OF ESTIMATES****10/04/2017****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.	Jesse S. Weinberg Realty, LLC	1533 N. Washington Street	G/R \$69.00	\$ 632.00
Funds are available in account no. 9910-908636-9588-900000-704040, FY16 Whole Block Demolition Project.				
2.	Shirley G. Hyatt, Personal Representative of the Estate of Mary L. Goodson	2702 Fenwick Avenue	F/S	\$13,000.00
Funds are available in account no. 9910-904326-9588-900000-704040, Fenwick CHM Project.				
3.	John T. Briscoe and Ella Reynolds, deceased	2312 E. North Avenue	L/H	\$ 7,700.00
4.	Roland T. Epps, Sr. and Angela S. Epps	2314 E. North Avenue	L/H	\$38,200.00

Funds are available in account no. 9910-906126-9588-900000-704040, FY17 CORE Demo Project.

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 amount/s.

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

**OPTIONS/CONDEMNATION/QUICK-TAKES:**

	<u>Owner (s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
	<u>DHCD - Condemnation</u>			
5.	Hilda Free, Deceased	1110 Greenmount Avenue	F/S	\$16,000.00

Funds are available in City Bond Funds, account no. 9910-910715-9588-900000-704040, Johnston Square Ball Fields Project.

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

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 transient rate at the City-owned Penn Station 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 a rate adjustment at this parking facility is warranted at this time.

To bring the transient rate charged at Penn Station Garage in line with its surrounding facilities, the PABC staff developed the rate adjustment recommendation submitted hereto. This rate adjustment was unanimously approved by the PABC Board of Directors.

**AGENDA****BOARD OF ESTIMATES****10/04/2017**PABC - cont'd

Penn Station Garage Transient Rate Adjustment			
Rate to be Adjusted	Current Rate	Proposed Rate	Date of Last Adjustment
9-14 hour rate	\$18.00	\$19.00	March 2015

**MBE/WBE PARTICIPATION:**

N/A

**APPROVED FOR FUNDS BY FINANCE**

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

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 Redwood 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 a rate adjustment at this parking facility is warranted at this time.

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



**AGENDA****BOARD OF ESTIMATES****10/04/2017**PABC - cont'd

Redwood Garage Monthly Rate Adjustment			
Rate to be Adjusted	Current Rate	Proposed Rate	Date of Last Adjustment
Monthly Rate	\$165.00	\$170.00	November 2016

**MBE/WBE PARTICIPATION:**

N/A

**APPROVED FOR FUNDS BY FINANCE**

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**

**10/04/2017**

**TRANSFERS OF FUNDS**

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
<u>Department of Housing and Community Development</u>		
1. <b>\$500,000.00</b>	9910-904986-9587	9910-905151-9588
2 <sup>nd</sup> Comm. & Eco.	Housing Repair	Critical Repair
Development Bonds	Assistance Program	Program 2nd Comm.
	2 <sup>nd</sup> Comm. & Eco.	& Eco. Development
	Development Bonds	Bonds

This transfer will provide bond funds for the Housing Repair Assistance Deferred Loan and Emergency Roof Repair Programs.

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

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 Ernst Valery Investments, Corp., Developer, for the sale of the City-owned properties located at 1215 and 1217 Greenmount Avenue.

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

\$ 7,000.00 - 1215 Greenmount Avenue  
7,000.00 - 1217 Greenmount Avenue  
**\$14,000.00** - Purchase price

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

The City will convey all its rights, title, and interest in 1215 and 1217 Greenmount Avenue to Ernst Valery Investments, Corp. for \$7,000.00 each, which will be paid to the City of Baltimore at the time of settlement. The Developer will be using private funds.

The project will involve the complete rehabilitation of two vacant buildings into two single family homes, which will be sold to home-owners or rented to tenants at market-rate. The properties are adjacent to each other.

The authority to sell the properties is given under Baltimore City Code, Article 13, § 2-7 (h) of the Baltimore City code.

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

Pursuant to the Appraisal Policy of Baltimore City, the DHCD determined that the price for the properties located at 1215 and 1217 Greenmount Avenue, as determined by the Waiver Valuation Process is \$11,750.00 each. The properties are being sold for \$7,000.00 each.

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

#### DHCD - cont'd

The vacant properties located at 1215 and 1217 Greenmount Avenue are being sold below the price determined by the Waiver Valuation Process because of the following reasons:

- specific benefit to the immediate community,
- elimination of blight,
- to facilitate owner-occupied home ownership,
- creation of jobs during reconstruction, and
- the properties will be returned to the tax rolls.

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

The Developer, will purchase these properties 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

10/04/2017

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 1679 W. North Avenue, (Block 0005, Lot 019) by gift from Ms. Francesse M. Bataille, Owner, **SUBJECT** to municipal liens, interest, and penalties, other than water bills.

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

The 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.

Ms. Bataille has offered to donate to the City, title to the property at 1679 W. North Avenue. With the Board's approval, the City will receive clear and marketable title to the property, subject only to certain City liens. Accepting this donation is less costly than acquiring the property by tax sale foreclosure or eminent domain.

The Department 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 September 30, 2017, other than water bills which must be paid as part of the transaction is as follows:

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

DHCD - cont'd

Miscellaneous Bills	#8264558	\$ 24,024.00
Property Registration	#0146925	<u>67.20</u>
<b>Total Taxes Owed:</b>		<b>\$ 24,091.20</b>

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

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 1330 N. Washington Street, (Block 1516, Lot 024) by gift from Thomas and Janice Edwards, 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:**

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. Thomas Edwards and Ms. Janice Edwards have offered to donate to the City, title to the property at 1330 N. Washington Street. With the Board's approval, the City will receive clear and marketable title to the property, subject only to certain City liens. Accepting this donation is less costly than acquiring the property by tax sale foreclosure or eminent domain.

The Department 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 January 4, 2017, other than water bills which must be paid as part of the transaction is as follows:



**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

DHCD - cont'd

Real Property Tax	2016-2017	\$ 0.00
Miscellaneous	8122384	<u>188.87</u>
<b>Total Taxes Owed:</b>		<b>\$188.87</b>

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

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 4820 Palmer Avenue, (Block 4616, Lot 115) by gift from Mr. Daniel F. Schoedel, Owner, **SUBJECT** to municipal liens, interest, and penalties, other than water bills.

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

The 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. Schoedel has offered to donate to the City, title to the property at 4820 Palmer Avenue. With the Board's approval, the City will receive clear and marketable title to the property, subject only to certain City liens. Accepting this donation is less costly than acquiring the property by tax sale foreclosure or eminent domain.

The Department 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 August 18, 2017, other than water bills which must be paid as part of the transaction is as follows:

**AGENDA****BOARD OF ESTIMATES****10/04/2017**DHCD - cont'd

Tax Sale Cert. #312147	05/16/2016	\$8,211.04
Real Property Taxes	2017-2018	354.00
Real Property Taxes	2016-2017	430.01
Real Property Taxes	2015-2016	564.30
Real Property Taxes	2014-2015	595.85
Real Property Taxes	2013-2014	678.77
Miscellaneous Bill	#6261069	6.24
Miscellaneous Bill	#6379887	6.50
Miscellaneous Bill	#6638431	191.89
Miscellaneous Bill	#6639900	310.92
Miscellaneous Bill	#6766091	139.71
Miscellaneous Bill	#6926018	123.35
Miscellaneous Bill	#7014467	244.00
Miscellaneous Bill	#7417231	353.44
Miscellaneous Bill	#7762461	351.31
Miscellaneous Bill	#8104077	253.86
Miscellaneous Bill	#8278905	122.44
Property Registration	Reg. #086885	<u>1,257.60</u>
<b>Total Taxes Owed:</b>		<b>\$14,195.23</b>

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

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 2838 Riggs Avenue, (Block 2388, Lot 020) by gift from Ms. Shirlene Snowden and Mr. Derreck Snowden, 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:**

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.

Ms. Shirlene and Mr. Derreck Snowden have offered to donate to the City, title to the property at 2838 Riggs Avenue. With the Board's approval, the City will receive clear and marketable title to the property, subject only to certain City liens. Accepting this donation is less costly than acquiring the property by tax sale foreclosure or eminent domain.

The Department 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 August 9, 2017, other than water bills which must be paid as part of the transaction is as follows:

# AGENDA

## BOARD OF ESTIMATES

10/04/2017

DHCD - cont'd

Tax Sale Cert. #313243	05/16/2016	\$ 4,264.35
Tax Sale Cert. #210732	05/14/2007	75,634.75
Tax Sale Cert. #068827	05/10/1993	6,111.01
Real Property Taxes	2017-2018	23.60
Real Property Taxes	2016-2017	28.66
Real Property Taxes	2015-2016	85.55
Real Property Taxes	2014-2015	39.70
Real Property Taxes	2013-2014	45.22
Real Property Taxes	2012-2013	62.22
Real Property Taxes	2011-2012	56.46
Real Property Taxes	2010-2011	113.69
Real Property Taxes	2009-2010	67.50
Real Property Taxes	2008-2009	85.47
Real Property Taxes	2007-2008	78.54
Miscellaneous Bill	#2453776	903.44
Miscellaneous Bill	#2539179	412.40
Miscellaneous Bill	#3229655	8,209.72
Miscellaneous Bill	#6746747	239.55
Miscellaneous Bill	#6897144	233.99
Miscellaneous Bill	#6964514	208.57
Miscellaneous Bill	#7000227	300.08
Miscellaneous Bill	#7007651	316.37
Miscellaneous Bill	#7025299	313.29
Miscellaneous Bill	#7076854	311.75
Miscellaneous Bill	#7414105	271.92
Miscellaneous Bill	#7488455	286.96
Miscellaneous Bill	#7678386	267.78
Miscellaneous Bill	#7699614	266.11
Miscellaneous Bill	#8029332	283.15
Miscellaneous Bill	#8048811	191.20
Miscellaneous Bill	#8189821	236.90
Alley Paving Bill	#9950-504-443-20-663	270.95
Property Registration	Reg. #207778	603.00
<b>Total Taxes Owed</b>		<b>\$100,823.85</b>

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

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 1512 N. Wolfe Street (Block 1478 Lot 043) by gift from Tradewinds Holdings, LLC, Owner, **SUBJECT** to municipal liens, interest, and penalties, other than water bills.

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

The 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.

Tradewinds Holdings, LLC has offered to donate to the City, title to the property located at 1512 N. Wolfe Street. With the Board's approval, the City will receive clear and marketable title to the properties, 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 Owner will pay all current water bills up through the date of settlement. The DHCD will acquire the property subject to all municipal liens, and all interest and penalties that may accrue prior to recording a deed. The water bills must be paid as part of the transaction. A list of open municipal liens accrued through August 9, 2017, other than water bills, is as follows:

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

DHCD - cont'd

1512 N. Wolfe Street

Tax Sale Cert. #314631	5/16/2016	\$10,824.05
Real Property Taxes	2017-2018	78.66
Real Property Taxes	2016-2017	85.98
Real Property Taxes	2015-2016	153.91
Real Property Taxes	2014-2015	119.10
Real Property Taxes	2013-2014	135.66
Real Property Taxes	2012-2013	164.69
Real Property Taxes	2011-2012	170.09
Real Property Taxes	2010-2011	238.48
Miscellaneous Bill	#6079032	261.48
Miscellaneous Bill	#6114433	257.75
Miscellaneous Bill	#6360804	267.40
Miscellaneous Bill	#6426563	259.77
Miscellaneous Bill	#6586721	258.98
Miscellaneous Bill	#6679013	225.27
Miscellaneous Bill	#6725949	222.37
Miscellaneous Bill	#6748552	223.15
Miscellaneous Bill	#7047145	291.97
Miscellaneous Bill	#7125818	234.40
Miscellaneous Bill	#7280621	287.36
Miscellaneous Bill	#7425325	283.40
Miscellaneous Bill	#7500747	271.38
Miscellaneous Bill	#7726722	239.33
Miscellaneous Bill	#7789142	179.20
Miscellaneous Bill	#8019051	233.97
Miscellaneous Bill	#8090110	186.40
Miscellaneous Bill	#8182289	216.57
Miscellaneous Bill	#8221038	214.91
Property Registration	Reg. #500213	130.00
<b>Total Taxes Owed:</b>		<b>\$16,715.68</b>

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

Department of Transportation - Minor Privilege Permit Application

The Board is requested to approve the following application for a Minor Privilege Permit. The application is 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. 574 Laurens Street	Choi Thi Le	Awning w/signage 16.5' x 4'

Flat Charge: \$1,049.40

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



## AGENDA

BOARD OF ESTIMATES

10/04/2017

Department of Transportation - Task Assignment

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

The Board is requested to approve the assignment of Task No. 06 to KCI Technologies, Inc. under Project 1225, On-Call Design Consultant Services for Reconstruction and Resurfacing Projects. The period of the task assignment is six months.

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

\$25,000.00 - 9950-905023-9508-900010-705032  
24,852.02 - 9962-926020-9562-900000-705032  
**\$49,852.02**

### **BACKGROUND/EXPLANATION:**

This authorization provides for on-site engineering support services for TR 12317, Central Avenue Streetscape and Harbor Connector.

### **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.

**MBE:** 27.00%

**WBE:** 10.00%

**APPROVED FOR FUNDS BY FINANCE**

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

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

Department of Transportation - cont'd

**TRANSFER OF FUNDS**

<b><u>AMOUNT</u></b>	<b><u>FROM ACCOUNT/S</u></b>	<b><u>TO ACCOUNT/S</u></b>
<b>\$28,461.05</b>	9962-941002-9563	9962-926020-9562-5
Other	Construction Reserve -	Inspection Central
	Conduit Replacement	Avenue Conduit
	Program	

This transfer will partially fund the costs associated with Task No. 06 on Project No. 1225 On-Call Design Consultant Services for Reconstruction and Resurfacing with KCI Technologies, Inc.

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

## AGENDA

BOARD OF ESTIMATES

10/04/2017

Department of Transportation - Memorandum of Understanding

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

The Board is requested to approve and authorize execution of the Memorandum of Understanding (MOU) with the Callaway-Garrison Improvement Association, Inc. and The Ashburton Area Association, Inc. (Owners). The MOU is effective upon Board approval for 5 years, with an option to renew for an additional 5 years, unless terminated earlier in accordance with this MOU.

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

N/A

### **BACKGROUND/EXPLANATION:**

This MOU establishes the framework for the Owners to maintain the community sign and landscaping surrounding the sign (a minimum of 10 ft. on each side of the sign) in the right-of-way for the Callaway-Garrison Improvement Association, Inc. and The Ashburton Area Association, Inc. at the northeast corner of the intersection of Liberty Heights Avenue and Callaway Avenue all at its sole costs and subsequently for the Owners to perform on-going maintenance of all aspects of their project during the term of the Agreement.

(The Memorandum of Understanding has been approved by the Law Department as to form and legal sufficiency.)

## AGENDA

BOARD OF ESTIMATES

10/04/2017

Department of Transportation - Memorandum of Understanding

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

The Board is requested to approve and authorize execution of the Memorandum of Understanding (MOU) with MR 225 North Calvert Owner LP (Owner). The MOU is effective upon Board approval for 10 years, with an option to renew for an additional 10 years, unless terminated earlier in accordance with this MOU.

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

N/A

### **BACKGROUND/EXPLANATION:**

This MOU establishes the framework for the Owner to maintain landscaping (raised planters and box planters), hardscaping (sidewalk pavers), and lighting (light column) at 225 N. Calvert Street, all at its sole cost and subsequently for the owner to perform ongoing maintenance of all aspects of the Project during the term of the Agreement.

(The Memorandum of Understanding has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

Department of Transportation - Traffic Mitigation Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a Traffic Mitigation Agreement with Fort Hotel, LLC, Developer. The period of the agreement is effective upon Board approval and termination will be deemed in writing by the Department of Transportation.

**AMOUNT OF MONEY AND SOURCE:**

\$8,423.84 - 9950-903085-9512-000000-490375

**BACKGROUND/EXPLANATION:**

Baltimore City Ordinance 11-529, approved on May 9, 2012, determined that a Traffic Mitigation Fee was required for the Development. The Developer proposes to perform the Scope of Work for the McHenry Row Office Building 3, located at 1803 Porter Street, consisting of an office building with 80,000 sq. ft. The Developer agrees to make a one-time contribution of \$8,423.84 to fund the City's multimodal transportation improvements in the project's vicinity.

**MBE/WBE PARTICIPATION:**

N/A

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

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

Department of Transportation - Traffic Mitigation Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a Traffic Mitigation Agreement with Fort Hotel, LLC, Developer. The period of the agreement is effective upon Board approval and termination will be deemed in writing by the Department of Transportation.

**AMOUNT OF MONEY AND SOURCE:**

\$14,237.07 - 9950-903085-9512-000000-490375

**BACKGROUND/EXPLANATION:**

Baltimore City Ordinance 11-529, approved on May 9, 2012, determined that a Traffic Mitigation Fee was required for the Development. The Developer proposes to perform the Scope of Work for the McHenry Row Office Building 3, located at 1801 Porter Street, consisting of an office building with 85,000 sq. ft. The Developer agrees to make a one-time contribution for \$14,237.07 to fund the City's multimodal transportation improvements in the project's vicinity.

**MBE/WBE PARTICIPATION:**

N/A

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

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

#### Department of Transportation - Traffic Impact Study Agreement

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

The Board is requested to approve and authorize execution of a Traffic Impact Study Agreement with Russell Street One Associates, LLP. The agreement is effective upon Board approval and termination will be deemed in writing by the Department.

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

\$37,126.58 - Anticipated cost

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

The anticipated cost of the Traffic Impact Study was covered under Project No. 1209, On-Call Traffic Engineering Services, Task No. 2, with Rummel, Klepper & Kahl, LLP.

Baltimore City Ordinance 11-529, approved on May 9, 2012, determined that a Traffic Impact Study was required. This Agreement is necessary to perform a traffic impact analysis for Hammerjacks, located at 1300 Russell Street, where Russell Street One Associates, LLP has applied for or intends to apply for a building permit in Baltimore City. Russell Street One Associates, LLP will perform the scope of work that will include the following: a concert venue with 35,000 SF, offices with 2,689 SF, a bar with 7,746 SF, and a beer garden with 3,274 SF. The Traffic Impact Study assesses the development and its relative traffic impacts.

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

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

Department of Transportation - Consent to Assignment of the  
February 27, 2013 Conduit  
Lease Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the Consent to Assignment of the February 27, 2013 Conduit Lease Agreement for a company name change for the former Blue Star Technologies Inc. to be changed to Blue Star Networks LLC for the subject Agreement.

**AMOUNT OF MONEY AND SOURCE:**

N/A

**BACKGROUND/EXPLANATION:**

On February 27, 2013, the Board approved the lease Agreement with Blue Star Technologies Inc. to lease conduit space in the City's Conduit System. The Department has agreed to accept the name change of Blue Star Technologies Inc. to Blue Star Networks LLC.

**MBE/WBE PARTICIPATION:**

As this request is not associated with the procurement of bids or goods, minority participation goals do not apply.

(The Consent to Assignment of the February 27, 2013 Conduit Lease Agreement has been approved by the Law Department as to form and legal sufficiency.)



## **AGENDA**

### **BOARD OF ESTIMATES**

**10/04/2017**

Mayor's Office of Employment - Ratification of Agreement  
Development

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

The Board is requested to ratify the Agreement with the Baltimore City Board of School Commissioners. The period of the Agreement was June 14, 2017 through August 11, 2017.

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

\$209,395.00 - 5000-509218-6397-483200-405001

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

This agreement provided for supervision, technical assistance and funding of positions for the YouthWorks Summer Jobs Program. Site supervisors developed work plans, supervised and provided training to participants. This program provided summer employment and training opportunities to eligible Baltimore City residents between the ages of 14 and 21.

The agreement is late because of additional time was necessary to reach a comprehensive understanding between parties.

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

#### **AUDITS REVIEWED AND HAD NO OBJECTION.**

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

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

Mayor's Office of Employment - Ratification of Agreement  
Development

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

The Board is requested to ratify the Agreement with the Family League of Baltimore City, Inc. The period of the Agreement was June 14, 2017 through August 11, 2017.

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

\$119,395.00 - 5000-509218-6397-483200-405001

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

This agreement provided worksite supervision for the YouthWorks Summer Jobs Program. Site supervisors developed work plans, supervised and provided training to participants. This program provided summer employment and training opportunities to eligible Baltimore City residents between the ages of 14 and 21.

The agreement is late because of additional time was necessary to reach a comprehensive understanding between parties.

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

#### **AUDITS REVIEWED AND HAD NO OBJECTION.**

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

## AGENDA

BOARD OF ESTIMATES

10/04/2017

Mayor's Office of Employment - Individual Training Account  
Development Agreement

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

The Board is requested to approve and authorize execution of the Individual Training Account Agreement (Agreement) with TranZed Apprenticeship Services, LLC. The period of this agreement is July 1, 2017 through June 30, 2018

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

\$15,000.00 - 4000-807517-6312-467253-603051  
                  4000-807518-6312-467253-603051  
                  4000-806717-6312-467253-603051  
                  4000-806718-6312-467253-603051

### **BACKGROUND/EXPLANATION:**

This agreement authorizes TranZed Apprenticeship Services, LLC to provide training in areas specified on the Maryland Department of Labor, Licensing and Regulation (DLLR) list of approved training providers.

The training will consist of the program(s) described in the Workforce Innovation and Opportunity Act (WIOA) training programs outline and will include any participant attendance policies, academic benchmarks and the means of measuring achievements, completion standards and the total hours of each course in a certificate program. The maximum length of time a participant can remain in training is one year.

The money will be drawn from four different accounts (FY17/FY18 WIOA Adult and FY 17/FY18 WIOA Dislocated Worker). The accounts and the amounts drawn from those accounts cannot be determined until the participants are registered.

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

Mayor's Office of Employment - cont'd  
Development

The agreement is late because additional time was necessary to reach a comprehensive understanding between parties.

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

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

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

#### Mayor's Office of Human Services - Provider Agreements

The Board is requested to approve and authorize execution of the Provider Agreements. The period of the agreement is July 1, 2017 through June 30, 2018, unless otherwise indicated.

1. **THE BALTIMORE STATION, INC.** **\$1,073,100.00**

Account: 1001-000000-3572-781800-603051

The Baltimore Station, Inc. will operate a men's emergency overnight overflow shelter providing shelter and support services. The Baltimore Station will utilize the funds to cover salaries and operating costs for managing the shelter and associated programs.

The agreement is late because of a delay at the administrative level.

**MWBOO GRANTED A WAIVER.**

2. **JOSEPH RICHEY HOUSE, INC.** **\$ 49,921.00**

Account: 4000-490818-5940-762700-603051

The Joseph Richey House, Inc. will utilize the funds to provide hospice care services to terminally ill low-income individuals with HIV/AIDS. This hospice care program will serve 29 households.

The agreement is late because of a delay in receiving the final grant award notice from the U.S. Department of Housing and Urban Development.

3. **FUND FOR EDUCATIONAL EXCELLENCE, INC.** **\$ 90,860.94**

Account: 1001-000000-4460-798400-603051

Fund for Educational Excellence, Inc. will manage and oversee an Out-of-School-Time Manager, Contracts Process and System

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

MOHS - cont'd

Development with time shared between the Baltimore City Foundation and Baltimore City Public School System to effectively engage youth outside of formal school programming and oversee the internal grants management process. The period of the agreement is September 1, 2017 through June 30, 2018.

The agreement is late because of a delay in receiving the budget from the provider.

**MWBOO GRANTED A WAIVER.**

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

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

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

Mayor's Office of Human Services - Non-Construction Consultant Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a Non-Construction Consultant Agreement with Mr. Daniel Gore. The period of the agreement is September 1, 2017 through December 31, 2017.

**AMOUNT OF MONEY AND SOURCE:**

\$13,200.00 - 4000-407017-3574-754700-603051

**BACKGROUND/EXPLANATION:**

Mr. Daniel Gore will provide technical assistance, help desk support, online user training and other tasks as assigned to the Homeless Management Information Systems Unit.

The agreement is late because of delay in receiving signature pages from Mr. Daniel Gore.

**MBE/WBE PARTICIPATION:**

N/A

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

(The Non-Construction Consultant Agreement has been approved by the Law Department as to form and legal sufficiency.)

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

#### Space Utilization Committee - Interdepartmental Lease Agreement

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

The Board is requested to approve and authorize execution of the Interdepartmental Lease Agreement between the Department of General Services, Landlord and the Baltimore City Fire Department, Tenant, for the rental of a portion of the property known as 401 E. Fayette Street, being on the Lower Level 1 and 2; 1<sup>st</sup>, 6<sup>th</sup> and 7<sup>th</sup> floors, containing 21,462 sq. ft. The period of the Interdepartmental Lease Agreement is July 1, 2017 through June 30, 2018, with five one-year renewal options.

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

\$124,374.78 - 1001-000000-2101-225900-603096

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

The leased premises will be used as administrative offices for the Baltimore City Fire Department. The Landlord is responsible for the interior and exterior of the building, including foundations, roof, walls, gutters downspouts; maintenance and repairs of HVAC systems, providing heat & air conditioning (not individual window ventilation systems) except for damages caused by sole negligence of the Tenant, employees, guests, agents, invitees and contractors. The Landlord is responsible for trash removal, janitorial, pest control, cleaning of floors, snow, & ice removal. Also included: interior and exterior lighting, sewer/plumbing, & electric repairs, replacing air filters once every 6 months for HVAC systems, utilities, and a security guard in entrance lobby from 6:00 a.m. to 6:00 p.m. If the Tenant needs a security guard after 6:00 p.m., the tenant will be responsible for cost and expense. The Tenant accepts premises in its existing condition. The Tenant will not make any alterations, additions, or improvements without Landlord's written consent. The Tenant must also provide all equipment including refrigerators or any other



## AGENDA

BOARD OF ESTIMATES

10/04/2017

### Space Utilization Committee - cont'd

kitchen appliances, and telephone and computer services. Other Tenant responsibilities include placing debris into trash receptacles, and keeping common break room free of debris that can cause infestation of insects and/or rodents, keep entrance and passageways areas clean and in an orderly condition free of Tenant's equipment and furniture.

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

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

#### Space Utilization Committee - License Agreement

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

The Board is requested to approve and authorize execution of the License Agreement with University of Maryland Baltimore County (UMBC), Licensee, for the rental of a portion of the property known as 3301 Waterview Avenue, for use of 12% of space in the Lower Level, containing 36 seats and rowing related equipment. The period of the License Agreement is November 16, 2016 through November 15, 2017, with the option to renew for two additional one-year terms.

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

\$1,080.00 - annual rent

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

The use will be for the storage of boats and rowing related equipment on the lower level. The Licensee will have the right to use on a daily basis the locker rooms, toilets, shower rooms and ergometer room on the upper level. Licensee at its own expense may perform some modifications to the Leased Premises to make it suitable for the purpose of storing boats, which must be approved by the Licensor. The Licensee may use the parking area, the facility manager will have the sole discretion to restrict access to the park at any time for purposes of other events and activities at the facility. Trailers may be parked outside of Leased Premises for the purpose of loading and unloading of boats, with prior approval. Licensee must move or use a boat(s) at least 2 times during the year, the boat will be put out of the building into the Pen area if not moved. Licensee must use a daily log for the boat(s). They must notify the facility manager of practices and special events at least six months in advance. The facility manager will conduct meetings with Licensee on a quarterly basis. If a boat is removed and/or replaced with another boat, Tenant must notify the Facility Manager. Licensee is responsible for Liability Insurance.

## **AGENDA**

### **BOARD OF ESTIMATES**

**10/04/2017**

#### Space Utilization Committee - cont'd

The Space Utilization Committee approved the License Agreement on September 12, 2017.

This License is late getting to the Board of Estimates because of the negotiations to determine the best use for the storage of the boats and use of the facility.

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

## **AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

Department of Planning - Grant Agreement

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

The Board is requested to approve and authorize execution of a Grant Agreement with the State Department of Natural Resources Critical Area Commission (Commission). The period of the grant Agreement is effective upon the date of execution by the Commission through June 30, 2018.

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

\$10,200.00 - 5000-507418-1875-517600-600000

### **BACKGROUND/EXPLANATION:**

This grant will extend the State's support for the City's Critical Area Management Program. The State has provided support for this project since 1988 and there is no local match required. The funds will be used to help offset the operating costs incurred by the Department in ensuring the City's compliance with the State Chesapeake Bay Critical Area regulations.

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

**AUDITS REVIEWED THE SUBMITTED DOCUMENTATION AND FOUND THAT IT CONFIRMED THE GRANT AWARD.**

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

## **AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

Baltimore Police Department - Grant Adjustment Notice

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

The Board is requested to approve and authorize execution of the Grant Adjustment Notice (GAN) from the Foundation to Promote Open Society (FPOS). This GAN will extend the period of the Grant Award through November 30, 2018.

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

N/A

### **BACKGROUND/EXPLANATION:**

On March 29, 2017 the Board approved a grant award from the Foundation to Promote Open Society in the amount of \$300,000.00 for the period of November 1, 2016 through October 31, 2017.

The grant award allows the Department to hire and train staff needed to achieve the mandates from the U.S. Department of Justice Consent Decree and bring about equitable policing in Baltimore City. The grant will be expended according to the project proposal and budget approved by FPOS.

This GAN will extend the period of the grant award through November 30, 2018, this will allow for the intended goals of the program to be completed.

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

N/A

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS NOTED THE TIME EXTENSION.**

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

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

#### Department of Recreation and Parks - City Funding Agreement

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

The Board is requested to approve and authorize execution of the City Funding Agreement with Parks & People Foundation, Inc. (Foundation) The period of the agreement is effective upon Board approval and will end with Final Acceptance by the City.

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

\$400,000.00 - 9938-910102-9474-900000-706063

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

The Foundation was founded in 1984 to address the unique and challenging problems of a large urban parks system through public/private partnerships to improve city life. For over 30 years the Foundation has worked to improve Baltimore's green spaces by raising and managing funds, developing new programs and leveraging in-kind resources. The Foundation is collaborating with the Department to design and facilitate the construction of Ambrose Kennedy Park Improvements, identified through several community meetings and the award of a national grant for green infrastructure. The renovation will convert a derelict, mostly asphalt park into a 21<sup>st</sup> century vibrant green space with additional recreational opportunities, public handicap accessible bathrooms, upgraded aquatic facilities, and new landscaping to benefit the surrounding underserved communities.

As a condition of the Foundation's donation of \$604,728.50 towards the Project, the Foundation requires that it will act as the fiscal agent and project manager for the Project and will engage its contractor, P. Flanigan and Sons, Inc., selected through a competitive bid process.

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

#### Department of Recreation and Parks - cont'd

This Funding Agreement provides funding for the construction of the Project by the Foundation's contractor on City park property under the custody of the Department. The total construction cost is estimated at \$1,004,728.50, and the Foundation has agreed to donate \$604,728.50 to the cost of the Project. The balance of \$400,000.00 is derived from city funding sources: 1<sup>st</sup> and 2<sup>nd</sup> Parks and Public Facilities Loan Series appropriated for Ambrose Kennedy Park. The City's grant of \$400,000.00 will be provided to the Foundation after the Foundation has expended its donation for the Project. Upon completion of the Project, the improvements become the sole property of the City and available to the Johnston Square residents and the public.

Pursuant to the Baltimore City Charter, Article VI, §11(e)(i), the Department certified that there is no advantage in seeking, nor is it practicable to obtain, competitive bids for the Project.

The reasons for this exception are as follows:

Donation to the Project: That the Foundation agrees to donate \$604,728.50 to the cost of the Project on the condition that the Foundation acts as the fiscal agent and project manager for the Project, with oversight from the Department of Recreation and Parks.

Site Control and Responsibility: Consolidating funds allows for one contractor to take full responsibility for all aspects of the project construction, scheduling, and liability. Keeping the funds separate would force two contractors on site, resulting in double charges for site mobilization and stakeout, produce unclear responsibility both during and after the Project is complete, and create conflicting schedules which would add time and money to the Project.

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

#### Department of Recreation and Parks - cont'd

Time Limitations: A substantial amount of the funding for the Project must be spent by October 2017. The length of the City procurement for construction would render the project impossible to complete. The Parks and People Foundation, Inc. competitively bid the construction project with oversight from the Department of Recreation and Park and in accordance with the City requirements, deeming the project shovel ready.

Funding Leverage: The Parks and People Foundation, Inc. non-profit status will enable more opportunities for pro-bono, in-kind, and monetary donations as the project continues, or should shortfalls arise.

Opportunity Costs for the City: Recreation and Parks will avoid expensive advertising fees, as well as costs associated with the design and construction management for the Project.

**PURSUANT TO ARTICLE VI, §11 (e) (i) OF THE BALTIMORE CITY CHARTER, IT IS HEREBY CERTIFIED NO ADVANTAGE WILL RESULT IN SEEKING NOR IS IT PRACTICABLE TO OBTAIN COMPETITIVE BIDS.**

**WRITTEN NOTICE WAS PROVIDED TO THE DIRECTOR OF FINANCE AND THE INTENT TO USE P. FLANIGAN AND SONS, INC. TO PERFORM THE WORK.**

**THE DIRECTOR OF FINANCE RECOMMENDED APPROVAL.**

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

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



**AGENDA****BOARD OF ESTIMATES****10/04/2017**Department of Recreation and Parks - cont'd**TRANSFERS OF FUNDS**

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
1. \$200,000.00	9938-912057-9475	
1 <sup>st</sup> Parks and	FY16 Court	
Public Facilities	Resurfacing	
	(Reserve)	
200,000.00	9938-909102-9475	
2 <sup>nd</sup> Parks and	FY18 Park	
<u>Public Facilities</u>	Rehabilitation	
	Program (Reserve)	
<b>\$400,000.00</b>	-----	9938-910102-9474
		FY18 Park
		Rehabilitation
		Program (Active)

This transfer will provide funds to cover the costs associated with the construction of Ambrose Kennedy Park.

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

Department of Recreation and Parks - Task Assignment

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the assignment of Task No. 06 to Rummel, Klepper & Khal, LLP under Project 1232 On-Call Design Services. The period of the task assignment is approximately 18 months.

**AMOUNT OF MONEY AND SOURCE:**

\$93,700.34 - 9938-911093-9474-900000-703032

**BACKGROUND/EXPLANATION:**

This task will include Engineering Design Services and Geotechnical Investigations for Clifton Park Athletic Field.

**MBE/WBE PARTICIPATION:**

The Vendor will comply with MBE/WBE programs in accordance with Article 5, Subtitle 28 of the Baltimore City Code and the MBE/WBE goals assigned to the original agreement.

**MBE: 39.05%**

**WBE: 0.00%**

**APPROVED FOR FUNDS BY FINANCE**

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

**AGENDA****BOARD OF ESTIMATES****10/04/2017**Department of Recreation and Parks - cont'd**TRANSFERS OF FUNDS**

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
2. <b>\$100,000.00</b>	9938-910093-9475	9938-911093-9474
(State Program	FY18 Clifton Park	FY18 Clifton Park
Open Space)	Improvements	Improvements
	(Reserve)	(Active)

This transfer will partially cover the costs associated with design services under On-Call Contract No. 1232, Task No. 6 to Rummel, Klepper & Khal, LLP.

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

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

#### Department of Public Works - Memorandum of Understanding

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

The Board is requested to approve and authorize execution of a Memorandum of Understanding with the Maryland Department of Natural Resources (DNR). The period of the Memorandum of Understanding is October 1, 2017 through December 31, 2018.

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

\$100,000.00 - Grant Award - DNR  
100,000.00 - Matching Funds - DNR  
**\$200,000.00** - 9958-911429-9525-900020-703032

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

On April 7, 2017, the DNR awarded a grant to the Department's Community Resiliency Grant Program to install at least three green infrastructure projects in Cherry Hill. The DNR grant award total is \$100,000.00 and the DNR also contributed an additional \$100,000.00 in support of this important green infrastructure project.

Cherry Hill has been experiencing flooding problems during heavy rains for over a decade. The City is addressing these problems and increasing the neighborhood's resiliency. The funding provided by the DNR will increase the impact of this project by supporting the implementation of three or more green infrastructure projects. These projects will help to address both water quality and water quantity issues within the neighborhood.

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

#### **AUDITS REVIEWED AND HAD NO OBJECTION.**

(The Memorandum of Understanding has been approved by the Law Department as to form and legal sufficiency.)

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

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

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

The Board is requested to approve the assignment of Task No. 005 to Alpha Corporation under Project 1501, WC 1190 On-Call Project and Construction Management Assistance Services. The original contract will expire on November 17, 2019. The period of the task assignment is 10 months.

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

\$251,933.88 - 9960-905622-9557-900020-705032

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

The Office of Engineering and Construction needs construction management assistance services from the Alpha Corporation for W.C. 1190 - Montebello Filtration Plant 1 Improvements Phase A for the Department of Public Works, Office of Engineering and Construction.

Project 1501 includes the following: assisting the City Construction Management section with construction monitoring and inspection, preparation of daily reports, maintenance of project records and documentation, review of contractor's application for payment, attendance at progress meetings, preparation of record drawings, review of contract claims and supports, estimating, scheduling, project engineering, constructability reviews, submittal reviews and responses, review for information and responses, and construction contract administrative support.

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

The Vendor will comply with Article 5, Subtitle 28 of the Baltimore City Code and the MBE/WBE goals assigned to the original agreement.

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

DPW - cont'd

**MBE:** 27%

**WBE:** 10%

**APPROVED FOR FUNDS BY FINANCE**

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

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

**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>
----------------------	-------------------------------	---------------------------

Bureau of Purchases

- |  |              |         |
|--|--------------|---------|
| 1. CHESAPEAKE FLOW SOLUTIONS, LLC  | \$200,000.00 | Renewal |
| Contract No. B50004772 - Instruments and Instrumentation Parts - Department of Public Works - Wastewater Facilities - P.O. No. P537536 |              |         |

On November 9, 2016, the Board approved the initial award in the amount of \$150,000.00. The award contained four 1-year renewal options. This first renewal in the amount of \$200,000.00 is for the period November 15, 2017 through November 14, 2018, with three 1-year renewal options remaining. The above amount is the City's estimated requirement.

**MBE/WBE PARTICIPATION:**

On September 12, 2016, it was determined that no goals would be set because of no opportunity to segment the contract.

**MWBOO GRANTED A WAIVER.**

- |  |              |         |
|--|--------------|---------|
| 2. SECURITY EQUIPMENT CO.  | \$100,000.00 | Renewal |
| Contract No. B50003093 - STIHL Landscaping Equipment and Replacement Parts - Departments of Transportation, Recreation and Parks and Public Works - P.O. No. P524915 |              |         |

On September 18, 2013, the Board approved the initial award in the amount of \$100,000.00. The award contained four 1-year renewal options. Two renewal options have been exercised. This third renewal in the amount of \$100,000.00 is for the period September 18, 2017 through September 17, 2018, with one 1-year renewal option remaining. The above amount is the City's estimated requirement.

AGENDA

BOARD OF ESTIMATES

10/04/2017

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

**MBE/WBE PARTICIPATION:**

On July 23, 2013, it was determined that no goals would be set because of no opportunity to segment the contract. There are currently no certified MBE/WBE Stihl dealerships.

**MWBOO GRANTED A WAIVER.**

- |  |         |         |
|--|---------|---------|
| 3. HERITAGE-CRYSTAL CLEAN,<br>LLC  | \$ 0.00 | Renewal |
| Contract No. B50003525 - Recovery for Hazardous Waste Oil Contamination - Department of General Services - Fleet Management - P.O. No. P528856 |         |         |

On September 17, 2014, the Board approved the initial award in the amount of \$75,000.00. The award contained two 1-year renewal options. This first renewal in the amount of \$0.00 is for the period September 17, 2017 through September 16, 2018, with one 1-year renewal option remaining. The above amount is the City's estimated requirement.

**MBE/WBE PARTICIPATION:**

On May 8, 2014, it was determined that no goals would be set because of no opportunity to segment the contract. To date, the vendor has only provided \$25,642.96 over a three year period.

**MWBOO GRANTED A WAIVER.**



**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

**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. NORRIS CHESAPEAKE   |         |         |
| TRUCK SALES, LLC,  | \$ 0.00 | Renewal |
| Contract No. B50003731 - O.E.M. Parts and Service for UD Trucks<br>- Department of General Services - Fleet Management - P.O. No.<br>P529066 |         |         |

On October 8, 2014, the Board approved the initial award in the amount of \$500,000.00. The award contained two 1-year renewal options. On May 31, 2017, the Board approved an increase in the amount of \$110,000.00. This first renewal in the amount of \$0.00 is for the period October 8, 2017 through October 7, 2018, with one 1-year renewal option remaining. The above amount is the City's estimated requirement.

**MBE/WBE PARTICIPATION:**

On August 19, 2014, it was determined that no goals would be set because of no opportunity to segment the contract. There are no certified MBE/WBEs to provide the parts and service required under this contract.

**MWBOO GRANTED A WAIVER.**

- |   |              |         |
|---|--------------|---------|
| 5. FREE STATE REPORTING   | \$150,000.00 | Renewal |
| Contract No. B50003712 - Court Reporting - Liquor Board, Zoning Board, Baltimore Police Department, Housing and Community Development, Employees' Retirement System and Fire and Police Employees' Retirement System - P.O. No. P529113 |              |         |

On October 15, 2014, the Board approved the initial award in the amount of \$150,000.00. The award contained two 2-year renewal options remaining. This first renewal in the amount

AGENDA

BOARD OF ESTIMATES

10/04/2017

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

of \$150,000.00 is for the period November 1, 2017 through October 31, 2019, with one 2-year renewal options remaining. The above amount is the City's estimated requirement.

**MBE/WBE PARTICIPATION:**

On August 19, 2014, MWBOO determined that no goals would be set because no opportunity to segment the contract. There are no certified MBE/WBE vendors, and the services are not available from subcontractors.

**MWBOO GRANTED A WAIVER.**

- |  |         |              |
|--|---------|--------------|
| 6. P. FLANIGAN AND SONS,                                     |         | Ratification |
| <u>INCORPORATED</u>  | \$ 0.00 | & Renewal    |
| Contract No. B50002931 - Furnish and Deliver Aggregate       |         |              |
| Materials - Department of Public Works - Bureau of Water and |         |              |
| Wastewater, Department of Transportation, etc. - P.O. No.    |         |              |
| P524497  |         |              |

On July 31, 2013, the Board approved the initial award in the amount of \$431,500.00. The award contained two 1-year renewal options. Subsequent increases and one renewal option have been approved. Due to an administrative error, the renewal option was not exercised in a timely manner. The period of the ratification is August 1, 2017 through October 3, 2017. This final renewal in the amount of \$0.00 is for the period October 4, 2017 through July 30, 2018. The above amount is the City's estimated requirement.

**MBE/WBE PARTICIPATION:**

**MWBOO SET GOALS OF 7% MBE AND 3% WBE.**

MBE: L & J Waste Recycling, LLC	8.76%	\$201,607.82	12%
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**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

**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

WBE: Morgan Construction Services, Inc.	3.24%	\$ 85,303.46	5.1%
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**MWBOO FOUND VENDOR IN COMPLIANCE.**

7. INDUSTRIAL REFRIGERATION

SERVICE, INC.	\$ 0.00	Renewal
Contract No. B50004711 - Maintenance Contract for Ice Rink Refrigeration Machines - Department of Recreation and Parks - P.O. No. P536897		

On September 14, 2016, the Board approved the initial award in the amount of \$25,245.00. The award contained four 1-year renewal options. This first renewal in the amount of \$0.00 is for the period September 14, 2017 through September 13, 2018, with three 1-year renewal options remaining. The above amount is the City's estimated requirement.

**MBE/WBE PARTICIPATION:**

Not applicable. The award is below MBE/WBE subcontracting threshold of \$50,000.00.

8. HAWKEYE CONSTRUCTION,  
LLC  
CALMI ELECTRICAL COMPANY,  
INC.

	\$2,500,000.00	Increase
Contract No. B50004083 - Miscellaneous Electrical Work - Departments of General Services, Public Works, Transportation, etc. P.O. Nos. P532540 and P532541		

On August 19, 2015, the Board approved the initial award in the amount of \$2,331,300.00. The award contained three 1-year renewal options. On September 20, 2017, the City Purchasing

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

**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

Agent approved an increase in the amount of \$50,000.00. This increase in the amount of \$2,500,000.00 is necessary for the continuation of electrical system sustainability repairs and projects for various City owned building and/or facilities. This increase will make the award amount \$4,831,350.00. The contract expires on August 18, 2018, with three 1-year renewal options remaining. The above amount is the City's estimated requirement.

**MBE/WBE PARTICIPATION:**

On June 5, 2015, MWBOO set goals of 27% MBE and 9% WBE. Calmi Electrical Company, Inc. was found in non-compliance on September 12, 2017 and Hawkeye Construction, LLC was found in non-compliance on September 15, 2017. The vendors will be given 10 days to submit a plan to MWBOO to come into compliance. A report on the vendor's compliance will be made to the Board in six months.

Hawkeye Construction, LLC

<b>MBE:</b> A/C Power, Inc.	27%	\$119,115.00	10.6%
<b>WBE:</b> Fleet Electric	9%	0.00	

**MWBOO FOUND VENDOR IN NON-COMPLIANCE.**

Calmi Electrical Company

<b>MBE:</b> Calmi Electrical Company	25%	\$ 214,806.27	25%
A/C Power, Inc.	<u>25%</u>	<u>212,973.99</u>	24.8%
	<b>50%</b>	<b>\$ 427,780.26</b>	
<b>WBE:</b> Shantech Electric, Inc.	9%	\$ 9,270.76	1.1%

**MWBOO FOUND VENDOR IN NON-COMPLIANCE.**

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

**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

- |  |              |       |
|--|--------------|-------|
| 9. THERMAL MOISTURE<br>IMAGING, INC.   | \$ 49,150.00 | Award |
| Solicitation No. B50005133 - Air Sealing of 1200 East Fayette<br>Street Health Building - Department of Public Works - OSE -<br>Req. No. R767960 |              |       |

Vendors were solicited by posting on CitiBuy. The sole bid received was opened on September 18, 2017, and was found to be fair and reasonable. Award is recommended to be made to the sole responsive and responsible bidder. The period of the award is September 30, 2017 through September 29, 2018. The above amount is the City's estimated requirement.

**MBE/WBE PARTICIPATION:**

Not applicable. Award is below MBE/WBE subcontracting threshold of \$50,000.00.

- |  |         |                 |
|--|---------|-----------------|
| 10. TELEVANT USA, LLC  |         | First Amendment |
| d/b/a SCHNEIDER ELECTRIC   | \$ 0.00 | to Agreement    |
| Contract No. 08000 - Arc FM Solution Software - Department of<br>Transportation - P.O. No. P536729 |         |                 |

The Board is requested to approve and authorize execution of the First Amendment to Agreement with Televant USA, LLC d/b/a Schneider Electric. The contract expires on March 10, 2019, with eight 1-year renewal options.

On August 31, 2016, the Board approved the initial award in the amount of \$34,200.00. On January 25, 2017, the Board approved an increase in the amount of \$23,336.84. On August 16, 2017, the Board approved an increase in the amount of \$86,184.00. This amendment to agreement will allow the agency to procure additional licenses on an as-needed basis.

AGENDA

BOARD OF ESTIMATES

10/04/2017

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

It is hereby certified, that the above procurement is of such a nature that no advantage will result in seeking nor would it be practical to obtain competitive bids. Therefore, pursuant to Article VI, Section 11 (e)(i) of the City Charter, the payment if the invoice is recommended.

MBE/WBE PARTICIPATION:

Not applicable. This meets the requirement for certification as a sole source procurement. These copyrighted materials are only available from the vendor.

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

11. FASTENAL COMPANY	\$ 0.00	Correction
Contract No. NIPA #R142101 for Maintenance, Repair, and Operations Supplies, Parts, Equipment, Materials and Related Services - Citywide - P.O. No. P540371		

On July 19, 2017, the Board approved the initial award to the Fastenal Company with an incorrect Contract No. 141003. The correct Contract No. is the National Intergovernmental Purchasing Alliance Contract, R14201.

**AGENDA****BOARD OF ESTIMATES****10/04/2017****TRAVEL REQUESTS**

<u>Name</u>	<u>To Attend</u>	<u>Fund Source</u>	<u>Amount</u>
<u>Baltimore City Council</u>			
1. Ezekiel Berzoff-Cohen	Annual Young Cultural Innovators Forum Salzburg, Austria Oct. 13 - 21, 2017 (Reg. Fee \$0.00)	Non-City Funds	\$0.00

Mr. Cohen was granted a full scholarship from Adena and David Testa from the Albanian-American Foundation. The scholarship will pay the cost of the participation fee, transportation, hotel accommodations and meals during the forum. City funds will not be expended.

Department of Planning

2. Lisa McNeilly	Urban Sustainability Directors Network, Annual Meeting San Diego, CA Oct. 22 - 25, 2017 (Reg. Fee \$0.00)	Non-City Funds	\$0.00
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Ms. McNeilly is a member of the Urban Sustainability Directors Network CORE membership program. Members receive a scholarship to attend the annual meeting. The scholarship will pay the cost of the transportation, hotel accommodations, and meals during the meeting. City funds will not be expended.

**AGENDA****BOARD OF ESTIMATES****10/04/2017****TRAVEL REQUESTS**

<u>Name</u>	<u>To Attend</u>	<u>Fund Source</u>	<u>Amount</u>
<u>Department of Planning - cont'd</u>			
3. Thomas J. Stosur	Lincoln Institute's Big City Planners Workshop 2017 Cambridge, MA Oct. 14 - 17, 2017 (Reg. Fee \$0.00)	Non-City Fund	\$0.00

The sponsors of this workshop, which consist of Lincoln Institute of Land Policy, American Planning Association, and Harvard University Graduate School of Design will pay the cost of the transportation, hotel accommodations, and meals during the workshop. City funds will not be expended.

Health Department

4. Olivia Farrow	American Public Health Association 2017 Annual Meeting and Expo. Atlanta, GA Nov. 4 - 8, 2017 (Reg. Fee \$515.00)	Record Room Fees Account	\$1,930.32
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The subsistence rate for this location is \$209.00 per night. The cost of the hotel is \$215.00 per night, plus hotel taxes of \$36.44 per night and a resort fee of \$5.00 per night. The Department is requesting additional subsistence of \$24.00 for hotel costs, \$20.00 per day for resort fee and \$40.00 per day for meals and incidentals.



**AGENDA****BOARD OF ESTIMATES****10/04/2017****TRAVEL REQUESTS**

<u>Name</u>	<u>To Attend</u>	<u>Fund Source</u>	<u>Amount</u>
<u>Health Department - cont'd</u>			
The airfare cost of \$169.96 and registration fee of \$515.00 were prepaid on a City-issued procurement card assigned to Ryan Hemminger. Therefore, Ms. Farrow will be disbursed \$1,245.36.			
5. Georgina Baez	American Transla- tors Association 58 <sup>th</sup> Annual Conference Washington, DC Oct. 25 - 28, 2017 (Reg. Fee \$540.00)	Family Planning Special Needs Account	\$1,755.96

The subsistence rate for this location is \$300.00 per night. The cost of the hotel is \$289.00 per night plus hotel taxes of \$41.91 per night.

The registration fee in the amount of \$540.00 was prepaid on a City-issued credit card assigned to Mr. Ryan Hemminger. The Department is requesting additional subsistence in the amount of \$29.00 per day for meals and incidentals. Ms. Baez will be disbursed \$1,215.96.

Department of Public Works

6. James Price	2017 Water Infrastructure Conference Training Houston, TX Oct. 30 - Nov. 1, 2017 (Reg. Fee \$705.00)	Water Utility	\$1,447.22
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**AGENDA****BOARD OF ESTIMATES****10/04/2017****TRAVEL REQUESTS**

<u>Name</u>	<u>To Attend</u>	<u>Fund Source</u>	<u>Amount</u>
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Department of Public Works - cont'd

The subsistence rate for this location is \$194.00 per night. The hotel cost is \$189.00 per night plus hotel taxes of \$32.13 per night. The Department is requesting additional subsistence of \$35.00 per day for meals and incidentals.

The airfare cost of \$159.96 and registration fee of \$705.00 was prepaid using a City-issued procurement card assigned to Tianna Haines. Therefore, Mr. Price will be disbursed \$582.26

Baltimore City Fire Department

7. Meghan Stepanek	Fair Labor Standards Act for Fire Departments Training Hanover Park, IL Oct. 9 - 13, 2017 (Reg. Fee \$495.00)	General Funds	\$1,699.56
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The airfare cost of \$416.40 and registration fee of \$495.00 were prepaid on a City-issued procurement card assigned to Mr. James Fischer. Therefore, Ms. Stepanek will be disbursed \$788.16.

**RETROACTIVE TRAVEL APPROVAL**Department of Transportation

8. Laetitia Griffin	Mid-Atlantic Americans with Disabilities Act ADA Update 2017 Tysons Corner, VA Sept. 13 - 15, 2017 (Reg. Fee \$375.00)	General Funds	\$ 875.76
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**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

**TRAVEL REQUESTS**

<u>Name</u>	<u>To Attend</u>	<u>Fund Source</u>	<u>Amount</u>
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Department of Transportation - cont'd

On September 13 - 19, 2017, Ms. Griffin traveled to Tysons Corner, VA to attend the Mid-Atlantic Americans with Disabilities Act (ADA) Update 2017.

The subsistence rate for this location was \$300.00 per day. The hotel rate was \$189.00 per night. The hotel taxes were \$22.68 per night. The registration fee of \$375.00 was prepaid on a City-issued procurement card assigned to Dhirendra Sinha. Therefore, the reimbursement to Ms. Griffin is \$500.76.

The request is late because the approval process took longer than anticipated.

The requested travel reimbursement is as follows:

**TRAVEL REIMBURSEMENT**

\$ 52.64	- Mileage
2.50	- Tolls
423.36	- Hotel (including taxes)
22.26	- Meals
<u>\$ 500.76</u>	

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

Baltimore Development - Third Amendment to Land  
Corporation (BDC)      Disposition Agreement

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

The Board is requested to approve and authorize execution of the Third Amendment to the Land Disposition Agreement (LDA) with Historic Pigtown Development II, LLC for the sale of the properties located at 925 - 937 Washington Boulevard.

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

N/A

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

On August 31, 2011, the Board approved the original LDA, which included the contiguous properties from 925 - 937 Washington Boulevard. Under the terms of that LDA, the vacant properties at 929, 931, and 937 Washington Boulevard were demolished.

On May 13, 2015, the Board approved the Second Amendment to the LDA, which further permitted the demolition of the vacant properties located at 925 and 927 Washington Boulevard. The original Developer was required to resurface and fence the entire lots from 925 - 937 Washington Boulevard, and shorten the deadline for the redevelopment of the property.

This Third Amendment to the LDA will allow the original Developer to transfer the properties to Paul's Place Community Kitchen, LLC (the new Developer), specify development milestones, and place a Deed restriction on the properties to ensure they remain on the tax rolls for a specified period of time.

The new Developer will redevelop the property into a three-story building with an oversized kitchen, a restaurant, training

BDC - cont'd

rooms, a multipurpose room for catering and community use, offices, and parking. This project will continue the commercial revitalization of the Pigtown neighborhood and support important workforce development services in Baltimore City.

**MBE/WBE PARTICIPATION:**

The Developer will continue to comply with the Minority and Women's Business Enterprise goals established in the original LDA.

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

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

Baltimore Development - Land Disposition Agreement  
Corporation (BDC)

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

The Board is requested to approve and authorize execution of the Land Disposition Agreement (LDA) with COPT Acquisitions, Inc. (Developer) for the sale of a City-owned parcel of land located at Ward 4, Section 11, Block 671, Lot 002.

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

\$1,525,000.00 - Purchase price

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

On July 18, 2016, the BDC released a Request for Proposals (RFP) for a City-owned parcel of land located at Ward 4, Section 11, Block 671, Lot 002 in downtown Baltimore. The parcel is at the northwest corner of the intersection of Pratt and Light Streets, adjacent to the McKeldin Plaza and one block northwest of the Inner Harbor.

The intent of the RFP was to activate a City-owned berm parcel along the Pratt Street corridor in alignment with the Pratt Street Redevelopment Plan, which promotes efforts to improve the pedestrian experience and energize the corridor through a combination of infill development, landscaping, streetscapes, and expanded storefront retail.

After a thorough analysis and review of the proposals received, Corporate Office Properties Trust was the Developer selected for the acquisition and redevelopment of the City-owned property.

Named "10 E Pratt Street," the commercial project involves the construction of ground floor retail space and the potential of a second floor for additional indoor and outdoor uses.

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

BDC - cont'd

**MBE/WBE PARTICIPATION:**

N/A

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

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

#### Bureau of Water and Wastewater - Wholesale Water Agreement

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

The Board is requested to approve and authorize execution of a Wholesale Water Agreement with Howard County, Maryland.

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

\$21,000,000.00 - annual revenue  
(approximate based on historical usage patterns)

All costs incurred by the City's Water Enterprise Fund under this Agreement will be fully reimbursed by Howard County.

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

The Department of Public Works is requesting to enter into a mutually satisfactory agreement with the Howard County Bureau of Utilities to supply potable water to Howard County for a period of 40 years. The City and Howard County have agreed to utilize a more conventional wholesale pricing method to compute the fair payment of expenses that will become the basis for future agreements with Howard County, and potentially other regional partners as well. In return for receiving potable water, Howard County will pay fixed capital costs incurred in the city's Core System, and reimburse the City for operations and maintenance (O&M) costs based on an Annual Statement for O & M allocation for Howard County's proportionate share of the potable water supply.

The agreement will ensure that the City receives fair compensation for its services and the costs to maintain the water system, while ensuring Howard County a safe and secure, high-quality source of potable water for residents.

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



## AGENDA

### BOARD OF ESTIMATES

10/04/2017

#### Health Department - Agreements

The Board is requested to approve and authorize execution of the various agreements.

1. **THE JOHNS HOPKINS UNIVERSITY (JHU)** **\$233,409.00**

Account: 4000-422618-3030-271500-603051

The JHU will provide the services of a principal investigator, a senior consultant, a data manager, and interviewers to provide guidance and oversight in all aspects of the Sexually Transmitted Diseases Surveillance Network. This will include the coordination and development of the grant application. The period of the agreement is September 30, 2017 through September 29, 2018.

2. **THE JOHNS HOPKINS UNIVERSITY (JHU)** **\$267,375.00**

Account: 4000-427717-3023-599609-603051

The JHU will provide the services of a CareWare Administrator to implement and maintain the centralized CareWare System for the Ryan White Part A program.

The JHU will also provide the services of a Senior Program Coordinator for the Baltimore Eligible Metropolitan Area (EMA) Planning Council (PC) and an Administrative Coordinator. The Senior Program Coordinator will oversee the day-to-day planning council activities. The Administrative Coordinator will provide technical and clerical support for PC members. The period of the agreement is March 1, 2017 through February 28, 2018.

This agreement is late due to delays at the administrative level.

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

#### Health Department - cont'd

**3. THE JOHNS HOPKINS UNIVERSITY (JHU) \$127,028.00**

Account: 1001-000000-3030-271500-603051

The JHU's School of Medicine will provide a physician to serve as Medical Director for STD/HIV Clinical Services. Direction will be provided by the physician for the STD Program with emphasis on the supervision of the clinical/prevention program offered through the Department's STD clinics. The Medical Director will be responsible for collaborating, designing, implementing, and evaluating the effectiveness of innovative STD control strategies, and conducting epidemiologic analyses of available clinic data to identify trends, problems, and areas requiring focused evaluation. In addition, the Medical Director will act as a faculty member for the federally funded STD Prevention Training Center and act as a liaison between the Department and the JHU's Department of Infectious Disease. The period of the agreement is July 1, 2017 through June 30, 2018.

This agreement is late because budget revisions delayed its processing.

**4. THE JOHNS HOPKINS UNIVERSITY (JHU) \$356,258.00**

Account: 4000-404017-3023-718000-603051

The JHU will conduct community-based participatory research engaging a diverse group of men who have sex with men (MSM) to understand the epidemiology of syphilis among MSM in order to decrease the transmission of gonorrhea, chlamydia, syphilis, and HIV in selected communities in Baltimore City. The period of the agreement is May 1, 2017 through April 30, 2018.

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

Health Department - cont'd

The agreement is late because budget review and approvals delayed processing.

**MWBOO GRANTED A WAIVER.**

**5. HEALTHY TEEN NETWORK, INC. (HTN) \$30,000.00**

Accounts: 4000-494418-3080-292300-603051	\$15,000.00
4000-497617-3030-702900-603051	\$15,000.00

The HTN will develop and implement two e-learning training modules to complement the Personal Responsibility and Education Program (PREP) adult training curriculum. The HTN will serve as a consultant, with Planned Parenthood of Maryland as lead, in the development of the train the trainer module of the curriculum. In addition, the HTN will partner with Coppin State University (CSU) in developing and implementing a training component for the CSU PREP project. The period of the agreement is July 1, 2017 through June 30, 2018.

The agreement is late because budget reviews and approvals delayed processing.

**AUDITS REVIEWED AND HAD NO OBJECTION.**

**6. MARYLAND FAMILY NETWORK, INC. (MFN) \$667,301.00**

Accounts: 4000-475918-3080-294600-404001	\$533,840.00
1001-000000-3080-288500-603051	\$133,461.00

This agreement provides funds to the Department for an Early Head Start (EHS) Center and outlines the terms and conditions for the Department, as fiscal administrator to coordinate and provide an EHS program offering comprehensive services to

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

#### Health Department - cont'd

pregnant women and children under age three and their families. The purpose of the EHS is to strengthen families by focusing on child development and school readiness, family development, community building, and the EHS staff development. The EHS program provides services to include, but is not limited to, center-based and home-based participant activities, parenting services, licensed on-site child care and child development services, health and nutrition education, counseling, employment training and assistance. The period of the agreement is July 1, 2017 through June 30, 2018.

The agreement is late due to delays in the administrative review process.

**AUDITS NOTED THE SUBMITTED DOCUMENTATION AND FOUND THAT IT CONFIRMED THE GRANT AWARD.**

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

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

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

#### Health Department - Ratification of Agreement

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

The Board is requested to ratify the Agreement with The Johns Hopkins University (JHU). The period of the agreement was July 1, 2016 through June 30, 2017.

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

\$524,801.00 - 5000-569717-3023-277405-603051

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

The JHU provided services in the area of HIV/AIDS State Special - HIV Primary Care, Substance Abuse, Psychosocial and CAREWare. All services took place at the JHU's Moore Clinic.

The JHU provided, through Project LINK, a readiness program that uses a multidisciplinary approach to address barriers by offering individualized and tailored support for medication adherence and retention in care. Interventions include: 1) individual nurse education sessions; 2) case management support to facilitate rapid access to needed services; 3) group education and support sessions that are curricula driven; and 4) peer navigators to provide support and reinforcement of the clinical principles of medication adherence.

This agreement is late because the State of Maryland Department of Health and Mental Hygiene's (DHMH) Prevention and Health Promotion Administration (PHPA) programmatically manages State Special services. The providers are asked to submit a budget, budget narrative, and scope of services. The Department thoroughly reviews the entire package before preparing a contract and submitting it to the Board of Estimates. These budgets are many times revised because of inadequate information from the

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

Health Department - cont'd

providers. This review process is required to confirm the grant requirements.

**MWBOO GRANTED A WAIVER.**

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

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

## **AGENDA**

### **BOARD OF ESTIMATES**

**10/04/2017**

Health Department - Amendment No. 2 to Notice of Grant Award

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

The Board is requested to approve and authorize execution of the Amendment No. 2 to Notice of Grant Award (Amendment No. 2) from the Corporation for National and Community Service. The period of the NGA was July 1, 2016 through June 30, 2017.

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

(\$78,407.89) - 4000-423417-3110-569000-404001

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

On August 12, 2015 the Board approved the original grant award in the amount of \$296,031.00 for the period July 1, 2015 through June 30, 2016. The first amendment was approved on October 12, 2016 in the amount of \$296,031.00 for the period of July 1, 2016 - June 30, 2017, making the new grant amount \$513,654.14.

This Amendment No. 2 is necessary to reduce the grant award by \$78,407.89 for the period of July 1, 2016 - June 30, 2017, making the new total amount \$513,654.00.

This amendment is late because it was misplaced by the Department.

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

**AUDITS REVIEWED THE SUBMITTED DOCUMENTATION AND FOUND THAT IT CONFIRMED THE GRANT AWARD.**

(The Amendment No. 2 to Notice of Grant Award has been approved by the Law Department as to form and legal sufficiency.)

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

#### Health Department - Notification of Grant Awards

The Board is requested to approve acceptance of the Notification of FY 18 Grant Awards (NGA) from the Maryland Department of Aging for the various programs.

1. **SENIOR ASSISTED LIVING GROUP HOME** **\$331,444.00**  
**SUBSIDY PROGRAM**

Account: 5000-534018-3044-273300-405001

This award will provide funding for a variety of services for older adults residing in Baltimore City. The period of the NGA is July 1, 2017 through June 30, 2018.

The NGA is late because the Department just received it from the MDoA.

2. **SENIOR MEDICARE PATROL (SMP)** **\$ 2,703.00**

Account: 4000-436418-3044-761900-404001

This award will provide funding for outreach, education, counseling, and an anti-fraud program to increase older adult awareness of health care fraud, and assist individuals in resolving fraud issues. The period of the NGA is June 1, 2017 through May 31, 2018.

The NGA is late because the Department just received it from the MDoA.

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

**AUDITS REVIEWED THE SUBMITTED DOCUMENTATION AND FOUND THAT IT CONFIRMED THE GRANT AWARD.**

(The terms of the Notification of FY 18 Grant Awards have been approved by the Law Department as to form and legal sufficiency.)



## **AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

Health Department - Notice of Grant Award and Cooperative Agreement

---

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

The Board is requested to approve acceptance of the Notice of Grant Award (NGA) and approve and authorize execution of the Cooperative Agreement from the Department of Health and Human Services (HHS), Centers for Disease Control and Prevention, National Center for HIV, Viral Hepatitis, STDS and TB Prevention. The period of the award is September 30, 2017 through September 29, 2018.

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

\$2,163,665.00 - 4000-484818-3023-718000-404001

### **BACKGROUND/EXPLANATION:**

This Grant Award and Cooperative Agreement will provide funding for the Health Department Demonstration Project for Comprehensive Prevention Care, Behavioral Health, and Social Services for Men Who Have Sex with Men (MSM) of color at risk of living with HIV infection. The funds will support the increased efforts to reduce HIV infections among MSM.

The Department will collaborate with community partners across the city to provide prevention, education, and essential support services.

The Notice of Grant Award and Cooperative Agreement is late because the notice of award was revised on August 27, 2017 and had to be processed for signature and review.

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

N/A

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

**AUDITS REVIEWED THE SUBMITTED DOCUMENTATION AND FOUND THAT IT CONFIRMED THE GRANT AWARD.**

(The Notice of Award and Cooperative Agreement has been approved by the Law Department as to form and legal sufficiency.)

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

Health Department - 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 Ms. Lena Wen, Ms. Kristin Rzeczkowski, Mr. Gabriel Auteri, Ms. Olivia Farrow, Ms. Heang Tan, Ms. Sonia Sarkar, Mr. Ryan Hemminger, Mr. Mike Fried, Ms. Rebecca Dineen, Ms. Francine Childs, Ms. Mary Beth Haller, Mr. Greg Sileo, Ms. Adena Greenbaum, and Mr. Patrick Chaulk to solicit businesses, organizations, and donors for financial support to assist in paying for activities related to "Healthy Baltimore 2020", the Health Department's strategic plan. The period of the campaign will be effective upon Board approval through September 15, 2018.

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

No general funds are involved in this transaction.

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

The Health Department will be soliciting funds to support purchases related to "Healthy Baltimore 2020." The funds will be used for public health programming, campaign materials, and supplies, in addition to costs associated with community events, meetings, and convening. This includes direct outreach to individual donors, many of whom do not do business with the Health Department or any related entities, as well as institutions both within and outside of Baltimore City with an interest in issues impacted by "Healthy Baltimore 2020." The Health Department will also engage the global and local community through web-based outreach as well as hosted events.

A potential donor list will be comprised of individuals and corporate entities that contribute to the economic, social, and cultural vitality of Baltimore City. Most of the individual and corporate entities fitting that description are not controlled donors. However, those potential donors who are controlled donors

Health Department - cont'd

with respect to the City or the Board of Estimates will not be targeted or singled out in any way and will be solicited, if at all, in the same manner as the other potential donors.

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**

**10/04/2017**

**PERSONNEL MATTERS**

\* \* \* \* \*

The Board is requested to approve  
all of the Personnel matters  
listed on the following pages:

84 - 90

All of the Personnel matters have been approved  
by the EXPENDITURE CONTROL COMMITTEE.

All of the contracts have been approved  
by the Law Department as to form and legal sufficiency.

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

#### PERSONNEL

##### Department of Housing and Community Development

1. Create the following position:

Classification: Operations Officer V  
Job Code: 00089  
Grade: 936 (\$79,152.00 - \$126,582.00)  
Position No.: To be assigned by BBMR  
  
Cost: \$137,948.90 - 1001-000000-1773-179600-601001

2. Create the following position:

Classification: Operations Director II  
Job Code: 00094  
Grade: 969 (\$110,976.00 - \$183,192.00)  
Position No.: To be assigned by BBMR  
  
Cost: \$225,077.00 - 1001-000000-1773-179600-601001

3. Create the following position:

Classification: Operations Manager I  
Job Code: 00090  
Grade: 939 (\$83,742.00 - \$138,006.00)  
Position No.: To be assigned by BBMR  
  
Cost: \$185,171.00 - 1001-000000-1773-179600-601001

4. Create the following position:

Classification: Agency IT Manager III  
Job Code: 33157  
Grade: 960 (\$94,248.00 - \$155,448.00)  
Position No.: To be assigned by BBMR  
  
Cost: \$178,317.81 - 1001-000000-1773-179600-601001

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

#### PERSONNEL

#### Department of Housing and Community Development - cont'd

5. Create the following position:

Classification: Special Assistant

Job Code: 10063

Grade: 089 (\$43,026.00 - \$52,239.00)

Position No.: To be assigned by BBMR

Cost: \$73,383.65 - 1001-000000-1773-179600-601001

6. Create the following position:

Classification: Executive Assistant

Job Code: 10083

Grade: 904 (\$46,920.00 - \$75,072.00)

Position No.: To be assigned by BBMR

Cost: \$91,790.96 - 1001-000000-1773-179600-601001

7. Create the following position:

Classification: Agency IT Supervisor

Job Code: 33150

Grade: 936 (\$79,152.00 - \$126,582.00)

Position No.: To be assigned by BBMR

Cost: \$138,614.00 - 1001-000000-1773-179600-601001

8. Reclassify the following vacant position:

From: Operations Manager II

Job Code: 00091

Grade: 942 (\$88,842.00 - \$146,472.00)

Position No.: 51980

To: Operations Director II

Job Code: 00094

Grade: 969 (\$110,976.00 - \$183,192.00)

Cost: \$49,414.78 - 1001-000000-1773-179600-601001

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

**PERSONNEL**

Department of Housing and Community Development - cont'd

9. Reclassify the following vacant position:

From: Chief of Fiscal Services II  
Job Code: 34427  
Grade: 936 (\$79,152.00 - \$126,582.00)  
Position No.: 46404

To: Operations Manager II  
Job Code: 00091  
Grade: 942 (\$88,842.00 - \$146,472.00)

Cost: \$49,414.78 - 1001-000000-1773-179600-601001

10. Create the following position:

Classification: Public Relations Supervisor  
Job Code: 33415  
Grade: (\$72,420.00 - \$115,770.00)  
Position No.: To be assigned by BBMR

Cost: \$108,578.08 - 1001-000000-1773-179600-601001

11. Create the following position:

Classification: Operations Officer II  
Job Code: 31110  
Grade: 927 (\$63,240.00 - \$101,184.00)  
Position No.: To be assigned by BBMR

Cost: \$107,354.30 - 1001-000000-1773-179600-601001

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

**PERSONNEL**

Department of Housing and Community Development - cont'd

12. Create the following two positions:

Classification: Agency IT Specialist II

Job Code: 33148

Grade: 927 (\$63,240.00 - \$101,184.00)

Position Nos.: To be assigned by BBMR

Cost: \$224,020.00 - 1001-000000-1773-179600-601001

13. Create the following two positions:

Classification: Operations Officer I

Job Code: 31110

Grade: 923 (\$59,466.00 - \$95,370.00)

Position Nos.: To be assigned by BBMR

Cost: \$182,693.35 - 1001-000000-1773-179600-601001

14. Create the following position:

Classification: Director of Public Programs

Job Code: 10160

Grade: 936 (\$79,152.00 - \$126,582.00)

Position No.: To be assigned by BBMR

Cost: \$149,078.68 - 1001-000000-1773-179600-601001

15. Create the following position:

Classification: Program Analyst

Job Code: 31511

Grade: 927 (\$63,240.00 - \$101,184.00)

Position No.: To be assigned by BBMR

Cost: \$121,603.40 - 1001-000000-1773-179600-601001



**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

**PERSONNEL**

Department of Housing and Community Development - cont'd

16. Create the following position:

Classification: Operations Officer IV

Job Code: 31112

Grade: 931 (\$72,420.00 - \$115,770.00)

Position No.: To be assigned by BBMR

Cost: \$66,118.10 - 1001-000000-1773-179600-601001

The Department of Housing and Community Development and Baltimore City Housing Authority are now separate agencies. Reorganization plans require the creation or reclassification of these positions (item nos. 1-16).

These positions (item nos. 1-16) are to be considered Positions of Trust in accordance with the policy outlined in the Administrative Manual, Section 237-1.

Department of Recreation and Parks

17. Reclassify the following 6 Positions:

From: Recreational Area Manager

Job Code: 83213

Grade: 089 (\$43,026.00 - \$52,239.00)

Position No.: 24327, 24331, 49024, 24329, 24334, 49023

To: Operations Specialist I

Job Code: 00083

Grade: 906 (\$50,694.00 - \$80,988.00)

Costs: \$465,810.00 - 1001-000000-4830-372000-601001

These positions are to be considered Positions of Trust in accordance with the policy outlined in the Administrative Manual, Section 237-1.

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

**PERSONNEL**

Department of Recreation and Parks - cont'd

18. Reclassify the following Vacant Position:

From: Recreational Area Manager  
Job Code: 83213  
Grade: 089 (\$43,026.00 - \$52,239.00)  
Position No.: 33735

To: Operations Specialist I  
Job Code: 00083  
Grade: 906 (\$50,694.00 - \$80,988.00)

Cost: \$77,635.00 - 1001-000000-4830-372000-601001

This position is to be considered a Position of Trust in accordance with the policy outlined in the Administrative Manual, Section 237-1.

19. Reclassify the following Vacant Position:

From: Recreational Area Manager  
Job Code: 83212  
Grade: 089 (\$43,026.00 - \$52,239.00)  
Position No.: 24328

To: Operations Officer I  
Job Code: 00085  
Grade: 923 (\$59,466.00 - \$95,370.00)

Cost: \$21,630.00 - 1001-000000-4791-630500-601001

This position is to be considered a Position of Trust in accordance with the policy outlined in the Administrative Manual, Section 237-1.

## AGENDA

BOARD OF ESTIMATES

10/04/2017

### PERSONNEL

#### Department of Human Resources

	<u>Rate of Pay</u>	<u>Amount</u>
20. <b>ANN NICHOLS</b>	\$39.00 per hour	<b>\$58,812.00</b>

Account: 1001-000000-1602-725700-603018

Ms. Nichols will work as a Contract Services Specialist II (Program Coordinator/Onsite Health Promotion Specialist). She will provide coordination of wellness programming for the City of Baltimore Wellness Program, manage and conduct the wellness program sessions for the current program, while assisting with the transition to the City of Baltimore's new wellness program. She will conceptualize and implement programs, projects and initiatives that address the City's top diagnosis, facilitate Wellness Program enhancements, and encourage employees to improve their overall health and wellbeing. Ms. Nichols will develop and communicate incentive programs that promote, drive and increase employee participation in wellness program offerings, process incentive payouts, and program reporting. She will develop wellness programs focused on tobacco cessation, nutrition, physical activity, and proven health behavior change theories. She will also provide recommendations to overcome challenges and meet program objectives, advise and educate stakeholders regarding available resources, programs and motivational techniques to promote positive behavior modifications. The period of the agreement is effective upon Board approval for one year.

RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS

\* \* \* \* \*

The Board is requested to  
approve award of  
the formally advertised contracts  
listed on the following pages:  
92 - 96  
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**

**10/04/2017**

**RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS:**

Department of General Services

- |    |  |                               |                       |
|----|--|-------------------------------|-----------------------|
| 1. | GS 15830, Central District Police Station Exterior Waterproofing | Bensky Construction, Co., LLC | <b>\$1,347,000.00</b> |
|----|--|-------------------------------|-----------------------|

**MWBOO SET GOALS OF 27% MBE AND 9% WBE.**

<b>MBE:</b> Pioneer Contracting, Inc.*	\$699,000.00	51.89%
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<b>WBE:</b> Jett Caulking Waterproofing & Restoration, LLC*	\$125,000.00	9.28%
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\*The MBE and WBE subcontractors are not in good standing with the Department of Assessment and Taxation. The bidder will be allowed to substitute an approved MBE and WBE if Pioneer Contracting, Inc. and Jett Caulking Waterproofing & Restoration, LLC are not in good standing at the time of the award.

**MWBOO FOUND VENDOR IN COMPLIANCE.**

Department of Public Works/Office of Engineering and Construction

- |    |  |                               |                       |
|----|--|-------------------------------|-----------------------|
| 2. | S.C. 892R, Structural Rehabilitation of Chlorine Contact Chambers at Patapsco Wastewater Treatment Plant | Kiewit Infrastructure Company | <b>\$7,795,800.00</b> |
|----|--|-------------------------------|-----------------------|

**MWBOO SET GOALS OF 13% MBE AND 4% WBE.**

<b>MBE:</b> Mohawk Bridge & Iron, Inc.	\$ 70,000.00	0.89%
Apex Petroleum Corporation	335,000.00	4.29%
Pioneer Contracting, Inc.	610,000.00	7.82%
<b>Total</b>	<b>\$1,015,000.00</b>	<b>13.00%</b>



**AGENDA****BOARD OF ESTIMATES****10/04/2017****RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS:**Bureau of Purchases

4.	B50004949, Management of Parking Garages - Group I, Group II, Group III  (Parking Authority of Baltimore City)	<b><u>Group I</u></b>	\$	5,076.00
		SP Plus Corporation d/b/a SP+ Municipal Services		
		<b><u>Group II</u></b>	\$	18,000.00
		PMS Parking, Inc.		
		<b><u>Group III</u></b>	\$	14,400.00
		PMS Parking, Inc.		

The award amount is the vendor's corporate administrative fees; however, the MBE and WBE goals are based on the actual reimbursable expenses less exemptions of the contract.

**MWBOO SET GOALS OF 10% MBE AND 4% WBE.**SP Plus Corporation d/b/a SP+ Municipal Services - Group I

<b>MBE:</b>	Watkins Security Agency, Inc.	\$ 27,433.94	11.50%
<b>WBE:</b>	Sue Ann's Office Supply, Inc.	\$ 5,009.67	2.10%
	Tote It, Inc.*	11,212.13	4.70%
	The Fitch Dustdown Company	<u>6,679.56</u>	<u>2.80%</u>
	<b>Total</b>	<b>\$ 22,901.36</b>	<b>9.60%</b>

**MWBOO FOUND VENDOR IN COMPLIANCE.**

\*The WBE subcontractor is not in good standing with the Department of Assessment and Taxation. The bidder will be allowed to substitute an approved WBE if Tote It, Inc. is not in good standing at the time of the award.

# AGENDA

BOARD OF ESTIMATES

10/04/2017

## RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS:

### PMS Parking, Inc. - Group II

<b>MBE:</b> Watkins Security Agency, Inc.	\$116,000.00	58.12%
T.E. Jeff, Inc.	10,500.00	5.26%
Reff, LLC	9,500.00	4.76%
Admiral Elevator Company	<u>28,800.00</u>	<u>14.43%</u>
<b>Total</b>	<b>\$164,800.00</b>	<b>82.57%</b>
<b>WBE:</b> Copy Cat Acquisition Company, LLC	\$ 5,000.00	2.50%
CMS, LLC	6,100.00	3.05%
Sue Ann's Office Supply, Inc.	6,300.00	3.15%
The Fireline Corporation	<u>6,300.00</u>	<u>3.15%</u>
<b>Total</b>	<b>\$ 23,700.00</b>	<b>11.85%</b>

### **MWBOO FOUND VENDOR IN COMPLIANCE.**

### PMS Parking, Inc. - Group III

<b>MBE:</b> Watkins Security Agency, Inc.	\$107,200.00	53.71%
T.E. Jeff, Inc.	7,500.00	3.75%
Reff, LLC	4,000.00	2.00%
Grassroots Landscaping Co.	5,000.00	2.50%
Admiral Elevator Company	<u>8,400.00</u>	<u>4.20%</u>
<b>Total</b>	<b>\$132,100.00</b>	<b>66.16%</b>



AGENDA

BOARD OF ESTIMATES

10/04/2017

RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS:

PMS Parking, Inc. - Group III - cont'd

<b>WBE:</b> Copy Cat Acquisition	\$ 1,000.00	0.50%
Company, LLC		
CMS, LLC	4,500.00	2.25%
Sue Ann's Office	5,400.00	2.70%
Supply, Inc.		
The Fireline	2,800.00	1.40%
Corporation		
<b>Total</b>	<b>\$ 13,700.00</b>	<b>6.85%</b>

**MWBOO FOUND VENDOR IN COMPLIANCE.**

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

#### Baltimore Development Corporation - Land Disposition Agreement

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

The Board is requested to approve and authorize execution of the Land Disposition Agreement with Howard Row, LLC, Developer, for the sale of City-owned properties located at 407, 409, 411, 413 and 415 N. Howard Street.

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

\$175,000.00 - sale price  
\$100,000.00 - City Purchase Money Mortgage

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

The Developer will purchase the properties for \$175,000.00 and will pay \$75,000.00 at settlement. The City will issue a Purchase Money Mortgage in the amount of \$100,000.00.

The BDC issued a Request for Proposal on March 9, 2017 for the five properties located at 407, 409, 411, 413 and 415 N. Howard Street.

After a thorough analysis and review of the proposals received, the Developer was selected to acquire and redevelop the properties. Named "Howard Row," the project involves the redevelopment of the properties to deliver 39 market-rate apartments and five storefronts of ground floor, commercial space. The Developer will rehabilitate the vacant properties in accordance with historic preservation guidelines.

The City will issue a Purchase Money Mortgage with a term of ten (10) years in the amount of \$100,000, at an interest rate of 4% per annum. Equal monthly payments of the Purchase Money Mortgage will commence on the sooner of the first month after issuance of a Certificate of Occupancy for the first building completed or December 1, 2019.

Baltimore Development Corporation - cont'd

**STATEMENT OF PURPOSE AND RATIONALE FOR SALE BELOW THE PRICE  
DETERMINED BY THE APPRAISAL:**

The properties were valued pursuant to the Appraisal Policy of Baltimore City through an appraisal. The appraisals were conducted by Valbridge Property Advisors – Lipman, Frizzell & Mitchell, LLC and submitted on April 13, 2016. The market value for 407 N. Howard Street is \$116,200.00. The market value for 409 N. Howard Street is \$176,550.00. The market value for 411 N. Howard Street is \$102,700.00. The market value for 413 N. Howard Street is \$104,200.00. The market value for 415 N. Howard Street is \$110,300.00.

The total purchase price is \$175,000.00. The properties are being sold to the Developer below the price determined by the appraisal for the following reasons:

- The sale and the rehabilitation will help to promote a specific benefit to the immediate community, by increasing the retail presence along the Howard Street corridor and adding to the rental housing options available to residents,
- it will return multiple vacant, blighted properties to productive use,
- the project has a specific economic development benefit that it will return property to the tax rolls, add additional value to the tax base, and add multiple new businesses and jobs to the neighborhood,
- several of the properties have encountered further structural deterioration since the appraisal was performed through continued exposure to the various weather conditions, and
- the write-down will provide a necessary subsidy to a project that is limited by high costs of historic rehabilitation, and for which the redevelopment options are limited by the fact that the properties are subject to a 2001 legally binding preservation agreement with the State.

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

Baltimore Development Corporation - cont'd

**MBE/WBE PARTICIPATION:**

The Developer has signed a Commitment to Comply with the City's Minority and Business Enterprise Program, to meet the goal of 27% percent Minority Business Enterprise participation and 10% percent Women Business Enterprise participation.

**MBE: 27%**

**WBE: 10%**

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

## AGENDA

### BOARD OF ESTIMATES

10/04/2017

#### Baltimore Development Corporation - Land Disposition Agreement

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

The Board is requested to approve and authorize execution of the Land Disposition Agreement with Park Avenue Partners, LLC, Developer, for the sale of City-owned properties located at 409 Tyson Street, 400, 406, 408, 410, 412, and 414 Park Avenue.

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

\$1,125,000.00 - price

The City will issue a Purchase Money Mortgage up to the amount of the purchase price.

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

The Developer will purchase the properties for \$1,125,000.00, and the City will issue a Purchase Money Mortgage up to the same amount, of which a portion may become eligible for forgiveness.

On June 29, 2015, the BDC released an RFP for 21 City-owned buildings and improved lots located at Ward 4, Section 2, Block 563 in the Market Center National Register Historic District on downtown's west side. The intent of the RFP was to promote the re-use of the buildings wherever possible and integrate infill development of surface lots to promote mixed-use development and activated first floors. The incorporation of Historic Preservation principles was strongly encouraged.

After a thorough analysis and review of the proposals received, Park Avenue Partners, LLC was the developer selected for the acquisition and redevelopment of the properties. The mixed use retail and residential project involves the adaptive reuse of six vacant, historically contributing properties, demolition of a vacant parking deck, and construction of a mid-sized, mixed-use urban infill project.

Baltimore Development Corporation - cont'd

**STATEMENT OF PURPOSE AND RATIONALE FOR SALE PRICE:**

Properties are being sold for appraised value of \$1,125,000.00 payable as follows:

- (i) At the First Settlement (for 400 Park Ave.) Three Hundred Thirty Thousand Dollars (\$330,000) by purchase money mortgage
- (ii) At the Second Settlement Seven Hundred Ninety-Five Thousand Dollars (\$795,000) by amending the Purchase Money Mortgage to increase the total principal balance secured to \$1,125,000
- (iii) The Purchase Money Mortgage shall have a term of ten (10) years commencing on date of the First Settlement. Interest shall accrue on the outstanding principal balance at 0% per annum.

Payment terms shall be as follows: As to the purchase of 400 Park Avenue at the First Settlement, if the Developer shall have completed the Demolition Work on or before 180 days after the First Settlement Date, then the principal balance shall be forgiven up to the lesser of (i) \$300,000 or (ii) the actual costs of Demolition Work as reasonably approved by the City (the "First Settlement Reduction"), and the difference between (1) \$330,000, and (2) the First Settlement Reduction will be added to the balance payable in connection with the Second Settlement (the "Second Settlement Increase Amount").

As to the purchase of the balance of the Property at the Second Settlement, the principal amount of \$795,000 (together with the amount of the Second Settlement Increase Amount) shall be payable in equal monthly installments over a term of 120 months beginning on the third anniversary of the date of the First Settlement,

Baltimore Development Corporation - cont'd

provided that the principal amount of the Purchase Money Mortgage shall be reduced by (A) \$400,000 if the Developer achieves completion of the Improvements not later than March 1, 2020; and (B) an additional \$145,000 if the Developer achieves the "Job Creation Target" of one (1) job for every 500 square feet of retail space delivered or the "Retail Leasing Target" of 90% not later than September 1, 2021. Any such amounts forgiven shall be treated as prepayments of principal applied to the outstanding balance without affecting the amount of monthly payments of principal and interest.

**MBE/WBE PARTICIPATION:**

The Developer has signed a commitment to comply with the City's Minority and Business Enterprise Program, to meet the goal of 27 percent Minority Business Enterprise participation and 10 percent Women Business Enterprise participation.

**MBE: 27%**

**WBE: 10%**

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

**AGENDA**

**BOARD OF ESTIMATES**

**10/04/2017**

**PROPOSAL AND SPECIFICATION**

1. Department of General Services - GS 15840, Firehouse Renovations  
**BIDS TO BE RECV'D: 11/22/2017**  
**BIDS TO BE OPENED: 11/22/2017**

**12:00 NOON**

**ANNOUNCEMENTS OF BIDS RECEIVED**

**AND**

**OPENING OF BIDS, AS SCHEDULED**