



Nick J. Mosby, *President*
Baltimore City Council

100 N. Holliday Street, Room 400 • Baltimore, Maryland 21202
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MEMORANDUM

**To: Honorable Brandon M. Scott, Honorable Bill Henry,
Mr. James Shea, Mr. Jason Mitchell**

From: Council President Nick J. Mosby

Date: July 12, 2021

Re: Board of Estimates Agenda Items for July 14, 2021 at 9:00am

The items on the Board of Estimates Agenda for July 14, 2021 are to be assigned as follows:

ROUTINE AGENDA ITEMS: (To be acted upon collectively)

P 1 BOARDS AND COMMISSIONS

P 2 Mayor's Office of Homeless Services – Grant Agreement

P 3-4 Mayor's Office of Homeless Services – Continuum of Care Grant Agreement

P 6 Department of Real Estate - Assignment of Tax Sale Certificate

P 7 Department of Real Estate - Assignment of Tax Sale Certificate

P 8 Department of Real Estate - Assignment of Tax Sale Certificate

P 9 Fire and Police Employees' Retirement System (F&P) – Subscription Agreement

P 10 Fire and Police Employees' Retirement System (F&P) – Subscription Agreement

P 11 Fire and Police Employees' Retirement System (F&P) – Subscription Agreement

P 12 Department of Planning – Grant Agreement

P 13-14 Department of Housing and Community Development – EmPOWER Energy Efficiency
Grant Agreement

P 15 Department of Housing and Community Development (DHCD) – Grant Agreement

P 16-17 Department of Housing and Community Development (DHCD) - Land Disposition
Agreement

P 18 Department of Real Estate – Renewal of Lease Agreement

P 19 Circuit Court for Baltimore City - TRANSFER OF LIFE-TO-DATE SICK LEAVE

P 20 Fire Department – Employee Expense Statement

P 21 Fire Department – Employee Expense Statement

P 22 Department of Recreation and Parks – Right of Entry Agreement

P 23-24 Department of Recreation and Parks – Task Assignment

P 25 Department of Recreation and Parks – Task Assignment

P 26 Department of General Services – Task Assignment

P 27 Department of General Services – Task Assignment

P 28 Department of Real Estate – Interdepartmental Lease Agreement

P 29 Department of Real Estate - Assignment of Tax Sale Certificate

P 30 Department of Real Estate - Assignment of Tax Sale Certificate

P 31 Department of Transportation – Task Assignment

P 32-33 Department of Transportation – Amendment No. 1 Agreement

P 34-35 Department of Transportation – Minor Privilege Permit Applications

P 36-37 Department of Public Works/Office of Engineering and Construction - Task Assignment

P 38-40 Department of Public Works – Amendment No.1 for Project 1237 E On-Call Stormwater
Study and Engineering Design Services

- P 41 Department of Public Works/Office of Engineering and Construction – Task Assignment
- P 42-43 Department of Public Works/Office of Engineering and Construction – Agreement
- P 44-45 Department of Public Works/Office of Engineering and Construction – Task Assignment
- P 46-47 Department of Public Works/Office of Engineering and Construction – Task Assignment
- P 48 Department of Public Works/Office of Engineering and Construction – Partial Release of Retainage
- P 49-59 INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS
- P 60-62 Department of Finance – PILOT Agreement
- P 63 Baltimore Development Corporation – First Amendment to Land Disposition Agreement
- P 64 Mayor’s Office of Homeless Services – Correction to Account Number
- P 65-67 RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS
- P 68-69 Department of Human Resources – Personnel Matters
- P 70 PROPOSALS AND SPECIFICATIONS
- P 70 Closing

NON-ROUTINE AGENDA ITEMS: (To be acted upon individually)

- P 5 Department of Law – Settlement Agreement and Release

- P 66-67 RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS
- 3. B50006139, Armed Security Metropolitan Protective \$3,500,000.00
Guards Services, Inc.

NOTICES:

On March 20, 2019, the Board of Estimates adopted the Regulations on Procurement, Protests, Minority and Women-owned Business Enterprise and Debarment/Suspension (Regulations) effective July 1, 2019. Pursuant to Section II. Protest Regulations:

- a. The Resolution on the Regulations of Board Meetings and protests adopted by the Board on January 22, 2014 was repealed effective July 1, 2019.
- b. Protests.
 1. A person wishing to protest a proposed action of the Board or otherwise address the Board, whether individually or as a spokesperson, shall notify the Clerk of the Board, Room 204, City Hall, 100 N. Holliday Street, Baltimore, Maryland 21202 in writing no later than noon on the Tuesday preceding the Board meeting during which the item will be considered, or by an alternative date and time specified in the agenda for the next scheduled meeting.
 2. A protest shall be considered proper when the protestant is directly and specifically affected by a pending matter or decision of the Board.
 3. The written protest shall include:
 - a. The name of the person protesting or, if a spokesperson, the entity or organization protesting;
 - b. A narrative description of the issues and facts supporting the protest; and
 - c. A description as to how the protestant will be harmed by the proposed Board action.
 - d. If a person fails to appear before the Board to argue and defend their protest, the Board may reject the protest without discussion.

c. Procurement Lobbyist

1. A Procurement Lobbyist, as defined by the Baltimore City Ethics Code § 8-8(c), must register with the Board of Ethics as a Procurement Lobbyist in accordance with Baltimore City Ethics Code § 8-12.
2. If any member of the Board has sufficient information to determine that Baltimore City Ethics Code § 8-12 has not been complied with, he or she may make a complaint to the Board of Ethics.

d. Required Posting

The full provisions of these Protest Regulations shall be posted in a manner and format that ensures adequate notice in the Department of Legislative Reference, as well as on the President of the Board's website and the Secretary to the Board's website.

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

NOTICES - cont'd:

1. **SPECIAL NOTICE FOR JULY 14, 2021, 9:00 A.M. BOARD OF ESTIMATES' MEETING**

MEMBERS OF THE PUBLIC CAN CALL IN TO LISTEN LIVE BY CALLING 1 (408) 418-9388 (ACCESS CODE: 179 478 0446.) AND/OR STREAM IT LIVE USING THE FOLLOWING LINK:

<https://www.charmtvbaltimore.com/live-stream>

2. **12:00 NOON MEETING ANNOUNCEMENT OF BIDS AND OPENINGS**

MEMBERS OF THE PUBLIC CAN CALL IN TO LISTEN LIVE BY CALLING (443) 984-1696 (ACCESS CODE: 0842939) AND/OR STREAM IT LIVE USING THE FOLLOWING LINK:

<https://www.charmtvbaltimore.com/live-stream>

3. **EFFECTIVE MARCH 9, 2021, THE BOARD SUBMISSION DEADLINE IS WEEKLY ON TUESDAY AT 11:00 A.M.**

BOARD OF ESTIMATES' AGENDA – JULY 14, 2021

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:

Asplundh Tree Expert, LLC	\$5,877,610,000.00
Casper Colosimo & Son, Inc.	\$ 80,670,000.00
Hess Construction Company, LLC	\$ 100,240,000.00
Kiewit Infrastructure Co.	\$ 224,490,000.00
M.C. Dean, Inc.	\$1,011,470,000.00

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:

Ross Technical Services, Inc.	Engineer
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AGENDA

BOARD OF ESTIMATES

7/14/2021

Mayor's Office of Homeless Services – Grant Agreement

ACTION REQUESTD OF B/E:

The Board is requested to approve and authorize acceptance of a Grant Agreement with the U.S. Department of Housing and Urban Development. The period of the agreement is May 1, 2021 through May 30, 2024.

AMOUNT OF MONEY AND SOURCE:

\$1,331,033.00 - 4000-494222-3573-780300-404001

BACKGROUND/EXPLANATION:

The Mayor's Office of Homeless Services has been awarded funds under the Housing Opportunities for Persons with AIDS (HOPWA) program operated by the U.S. Department of Housing and Urban Development. Through HOPWA, low income persons living with HIV/AIDS and their families are provided with housing assistance and related supportive services to prevent clients from becoming homeless.

The Grant Agreement is late because of a delay in receiving the grant agreement from the Federal Government.

MBE/WBE PARTICIPATION:

N/A

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

7/14/2021

Mayor's Office of Homeless Services – Continuum of Care Grant Agreement

The Board is requested to approve and authorize acceptance of the Continuum of Care (CoC) Grant Agreement with the U.S. Department of Housing and Urban Development (HUD).

AMOUNT OF MONEY AND SOURCE:

\$6,112,574.00 - 4000-407020-3573-700000-404001

Grant #	Start	End	Amount
MD0016L3B012013	4/1/2021	3/30/2022	\$1,596,282.00
MD0018L3B012013	9/1/2021	8/31/2022	\$ 23,968.00
MD0022L3B012013	10/1/2021	9/30/2022	\$ 858,920.00
MD0027L3B012013	1/1/2022	12/31/2022	\$ 793,371.00
MD0030L3B012013	12/1/2021	11/30/2022	\$ 109,689.00
MD0038L3B012013	6/1/2021	5/31/2022	\$ 104,006.00
MD0051L3B012013	9/1/2021	8/31/2022	\$ 70,577.00
MD0052L3BO12013	12/1/2021	11/30/2022	\$ 31,730.00
MD0057L3B012013	12/1/2021	11/30/2022	\$ 56,829.00
MD0058L3B012013	2/1/2021	1/31/2022	\$ 444,565.00
MD0060L3B012013	3/1/2021	2/28/2022	\$ 94,805.00
MD0064L3B012013	8/1/2021	7/31/2022	\$ 675,999.00
MD0085L3B012013	5/1/2021	4/30/2022	\$ 935,399.00
MD0357L3B012004	9/1/2021	8/31/2022	\$ 316,434.00

BACKGROUND/EXPLANATION:

The Mayor's Office of Homeless Services submitted renewal applications for existing Continuum of Care grants. The U.S. Department of Housing and Urban Development agreement states that the use of funds provided under this Agreement, and the operation of projects assisted with Grant Funds are governed by Title IV of the McKinney-Vento Homeless Assistance Act, the Continuum of Care Rule, as amended from time to time, and the Fiscal Year 2020 Continuum of Care (CoC) Program Non-competitive Funding Notice.

AGENDA

BOARD OF ESTIMATES

7/14/2021

Mayor's Office of Homeless Services – cont'd

MBE/WBE PARTICIPATION:

N/A

APPROVED FOR FUNDS BY FINANCE

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

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

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Law – Settlement Agreement and Release

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of the Settlement Agreement and Release for a lawsuit brought by Randolph Blair, Plaintiff.

AMOUNT OF MONEY AND SOURCE:

\$140,000.00 - 2044-000000-1450-703800-603070

BACKGROUND/EXPLANATION:

A partial repair of an excessively raised sidewalk defect in front of 1407 Key Highway failed to make the sidewalk reasonably safe for passage.

On February 23, 2017, the Plaintiff tripped and fell on the sidewalk hazard created by the Department of Transportation. The Plaintiff sustained an acromioclavicular joint dislocation with labral and rotator cuff tears. The Plaintiff had reconstructive arthroscopy surgery to repair the right AC joint, a subscapularis tear, a labral tear and a bursectomy. The Plaintiff lost wages and suffered significant documented pain and disability for a 12-month period.

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

APPROVED FOR FUNDS BY FINANCE

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

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Real Estate - Assignment of Tax Sale Certificate

ACTION REQUESTED OF B/E:

The Board is requested to approve the assignment of a Tax Sale Certificate for an amount that is less than the lien amount for the property known as 1422 W. Franklin Street.

AMOUNT OF MONEY AND SOURCE:

<u>Property Address</u>	<u>Assessed Value</u>	<u>Flat Taxes & Water</u>	<u>Total Liens</u>	<u>Recommended Purchase Price</u>
1422 W. Franklin Street	\$ 1,000.00	\$1,956.16	\$35,198.81	\$1,956.16

BACKGROUND/EXPLANTION:

The City acquired the Tax Sale Certificate on July 20, 2020 for 1422 W. Franklin Street in the total amount of \$35,198.81.

Hannah Christopher has offered to purchase the Tax Sale Certificate for 1422 W. Franklin Street for \$1,956.16, file a petition to foreclose, acquire title to the property and return it to productive use. The purchase price of \$1,956.16 covers the flat taxes and water for the property. Other charges include \$3,567.00 for interest and penalties, \$149.58 for other, \$12,167.10 for tax sale interest, \$35,506.43 for miscellaneous billing, and \$268.50 for property registration.

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Real Estate - Assignment of Tax Sale Certificate

ACTION REQUESTED OF B/E:

The Board is requested to approve the assignment of a Tax Sale Certificate for an amount that is less than the lien amount for the property known as 1645 N. Wolfe Street (Block 1468, Lot 023).

AMOUNT OF MONEY AND SOURCE:

<u>Property Address</u>	<u>Assessed Value</u>	<u>Flat Taxes & Water</u>	<u>Total Liens</u>	<u>Recommended Purchase Price</u>
1645 N. Wolfe Street	\$4,667.00	\$11,122.57	\$142,203.62	\$11,122.57

BACKGROUND/EXPLANTION:

The City acquired the Tax Sale Certificate on October 28, 2020 for 1645 N. Wolfe Street (Block 1447, Lot 050) in the total amount of \$142,203.62.

Derick R. Howard, Jr. has offered to purchase the Tax Sale Certificate for 1645 N. Wolfe Street for \$11,122.57, file a petition to foreclose, acquire title to the property and return it to productive use. The purchase price of \$11,122.57 covers the flat taxes and water for the property. Other charges include \$ 9,451.20 for interest and penalties, \$6,310.64 for miscellaneous billing, and \$1,500.00 for environmental citations.

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Real Estate - Assignment of Tax Sale Certificate

ACTION REQUESTED OF B/E:

The Board is requested to approve the assignment of a Tax Sale Certificate for an amount that is less than the lien amount for the property known as 1838 N. Wolfe Street (Block 1447, Lot 050).

AMOUNT OF MONEY AND SOURCE:

<u>Property Address</u>	<u>Assessed Value</u>	<u>Flat Taxes & Water</u>	<u>Total Liens</u>	<u>Recommended Purchase Price</u>
1838 N. Wolfe Street	\$3,000.00	\$1,504.50	\$35,102.23	\$3,000.00

BACKGROUND/EXPLANTION:

The City acquired the Tax Sale Certificate on October 28, 2020 for 1838 N. Wolfe Street (Block 1468, Lot 023) in the total amount of \$35,102.23.

Derick R. Howard, Jr. has offered to purchase the Tax Sale Certificate for 1838 N Wolfe Street for, \$3,000.00, file a petition to foreclose, acquire title to the property and return it to productive use. The purchase price of \$3,000.00 covers the assessed value for the property.

AGENDA

BOARD OF ESTIMATES

7/14/2021

Fire and Police Employees' – Subscription Agreement Retirement System (F&P)

ACTION REQUESTED OF B/E:

The Board is requested, by the Board of Trustees of the Fire and Police Employees Retirement System (F&P), to approve a Subscription Agreement for its investment in Linden Capital Partners V, L.P.

AMOUNT OF MONEY AND SOURCE:

No General Fund monies are involved in this transaction.

The F&P will pay will pay Linden Manager, LLC, an average \$400,000.00 annual fee (2%) to manage its initial investment of approximately \$20,000,000.00. The investment fee, along with all other management fees and expenses, will be netted out of investment proceeds.

BACKGROUND/EXPLANATION:

The F&P Board of Trustees conducted a search for a private credit manager and, as a result of that search, selected Linden Manager, LLC, to accept an initial investment of \$20,000,000.00 to be placed with Linden Capital Partners V, L.P., a private credit fund.

The search and selection process was conducted with the assistance and advice of F&P's investment advisor, New England Pension Consulting.

MWBOO GRANTED A WAIVER ON JUNE 23, 2021.

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

AGENDA

BOARD OF ESTIMATES

7/14/2021

Fire and Police Employees' – Subscription Agreement Retirement System (F&P)

ACTION REQUESTED OF B/E:

The Board is requested, by the Board of Trustees of the Fire and Police Employees Retirement System (F&P), to approve a Subscription Agreement for its investment in GCM Grosvenor Advance Fund, L.P.

AMOUNT OF MONEY AND SOURCE:

No General Fund monies are involved in this transaction.

The F&P will pay Grosvenor Capital Management, L.P. an average \$284,000.00 annual fee (1.42%) to manage its initial investment of approximately \$20,000,000.00. The investment fee, along with all other management fees and expenses, will be netted out of investment proceeds.

BACKGROUND/EXPLANATION:

The F&P Board of Trustees conducted a search for a private equity manager and, as a result of that search, selected Grosvenor Capital Management, L.P. to accept an initial investment of \$20,000,000.00 to be placed with GCM Grosvenor Advance Fund L.P. The investment fund will primarily invest in private equity funds owned by diverse individuals.

The search and selection process was conducted with the assistance and advice of F&P's investment advisor, New England Pension Consulting.

MWBOO GRANTED A WAIVER ON JUNE 24, 2021.

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

AGENDA

BOARD OF ESTIMATES

7/14/2021

Fire and Police Employees' – Subscription Agreement Retirement System (F&P)

ACTION REQUESTED OF B/E:

The Board is requested, by the Board of Trustees of the Fire and Police Employees Retirement System (F&P), to approve a Subscription Agreement for its investment in Bain Capital Special Situations Asia II, L.P.

AMOUNT OF MONEY AND SOURCE:

No General Fund monies are involved in this transaction.

The F&P will pay will pay Bain Capital Credit LP an average \$297,500.00 annual fee (1.75%) to manage its initial investment of approximately \$17,000,000.00. The investment fee, along with all other management fees and expenses, will be netted out of investment proceeds.

BACKGROUND/EXPLANATION:

The F&P Board of Trustees conducted a search for a private credit manager and, as a result of that search, selected Bain Capital Credit LP, to accept an initial investment of \$17,000,000.00 to be placed with Bain Capital Special Situations Asia II, L.P., a private credit fund.

The search and selection process was conducted with the assistance and advice of F&P's investment advisor, New England Pension Consulting.

MWBOO GRANTED A WAIVER ON JUNE 23, 2021.

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

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Planning – Grant Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize acceptance of the Grant Agreement with the Chesapeake Bay Trust. The period of the agreement is November 18, 2020 through January 15, 2022.

AMOUNT OF MONEY AND SOURCE:

\$21,472.00 – 9904-912058-9127-000000-490358

BACKGROUND/EXPLANATION:

The grant funds are for the purchase, installation and care of trees for the Racheal Wilson Memorial Park, located at 145 S. Calverton Road.

This grant supports the planting of trees and the care of these trees around the playground that is being installed at Racheal Wilson Memorial Park. The playground and the shade that the trees will provide to children and their families visiting the playground is a priority of Boyd-Booth residents. The work surrounding the trees will be done in partnership with Bon Secours Community Works.

The grant submission is late due to delay in the timeline of the construction of the playground and delays from the funder.

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED AND HAD NO OBJECTION.

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

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Housing and – EmPOWER Energy Efficiency Grant Agreement
Community Development

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of the EmPOWER Energy Efficiency Grant Agreement (Agreement) with the Maryland Department of Housing and Community Development (MD DHCD). The period of the Agreement is effective upon Board approval through June 30, 2024.

AMOUNT OF MONEY AND SOURCE:

\$1,805,596.59 - 5000-594421-5971-439500-405001

BACKGROUND/EXPLANATION:

The MD DHCD has designated Baltimore City (Subgrantee or Local Weatherization Agency), as a principal partner in the EmPOWER Energy Efficiency program governed by the Maryland Public Service Commission.

The EmPOWER Energy Efficiency program funding provides energy conservation services and weatherization to low-income families at or below 200% of the poverty level within the City of Baltimore. The City will conduct energy audits of homes to be served and Contractors working for the City will provide the energy home improvements, insulation, air sealing, heating system maintenance, and appliance replacement.

As of 2021, the City has weatherized over 10,000 housing units utilizing a variety of weatherization funding sources.

MBE/WBE PARTICIPATION:

N/A

MBE/WBE goals are not associated directly with the acceptance of this Grant Agreement. The MBE/WBE goals are included in the bid solicitation for the Weatherization Contractors Agreement.

APPROVED FOR FUNDS BY FINANCE

AGENDA

BOARD OF ESTIMATES

7/14/2021

DHCD – cont'd

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

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

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Housing and
Community Development (DHCD) – Grant Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of the Grant Agreement (Agreement) with Black Women Build – Baltimore, Inc. (Grantee). The period of the Agreement is effective upon Board approval for 24 months.

AMOUNT OF MONEY AND SOURCE:

\$204,750.00 – 9910-903241-9588-900000-706032

BACKGROUND/EXPLANATION:

The DHCD's community development strategies focus resources in disinvested and overlooked communities where City funds will spur growth and transformation and additional investment. The DHCD created the Community Catalyst Grants Program (CCG), a \$5,000,000.00 initiative to leverage assets and support community-led efforts that are essential to a neighborhood's viability.

On January 31, 2019, the DHCD released the CCG Capital Grant Guidelines and Application. On August 28, 2019 the Mayor awarded grant funds to 25 organizations.

Through the CCG Capital program, Black Women Build - Baltimore Inc. was awarded \$204,750.00 to be used solely for the rehabilitation, construction, and stabilization of nine properties located on Etting and Laurens Streets.

Black Women Build – Baltimore, Inc. may submit a written request to the DHCD requesting a one-year extension to the term of this Agreement and/or a budget reallocation not to exceed 20% of the grant funds.

MBE/WBE PARTICIPATION:

Black Women Build – Baltimore, Inc. has signed a Commitment to Comply with the Minority and Women's Business Enterprise Program for the City of Baltimore.

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED AND HAD NO OBJECTION.

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

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Housing and
Community Development (DHCD)

- Land Disposition Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of the Land Disposition Agreement for the sale of City-owned properties located at 1225 and 1227 E. Preston Street to Philip Weeks, LLC, Developer.

AMOUNT OF MONEY AND SOURCE:

\$ 5,000.00 – 1225 E. Preston Street
5,000.00 – 1227 E. Preston Street
\$10,000.00 – Purchase Price

BACKGROUND/EXPLANATION:

The City will convey all of its rights, title and interest in 1225 and 1227 E. Preston Street to Philip Weeks, LLC for the price of \$10,000.00, which will be paid to the City of Baltimore at the time of settlement.

Philip Weeks, LLC will purchase 1225 and 1227 E. Preston Street, two vacant houses, from the City of Baltimore and rehabilitate them for sale as single-family homes. The purchase price and improvements to the site will be financed through private sources.

The provisions of Article II, Section 15 of the Charter, Article 13 of the Baltimore City Code which established the Department of Housing and Community Development, and Article 28, Section 8-3 of the Baltimore City Code, and Article 13, Section 2-7(h)(2)(ii)(C) of the Baltimore City Code, authorize the City to sell these properties.

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

In accordance with the City’s appraisal policy, disposition of property with an estimated value of \$20,000.00 or less does not require an appraisal. These vacant houses will be sold for \$5,000.00 each, which is less than the Waiver Valuation price of \$8,250.00 each.

The properties are being sold below the price determined by the Waiver Valuation price for the following reasons:

AGENDA

BOARD OF ESTIMATES

7/14/2021

DHCD – cont'd

- the sale will serve a specific benefit to the community,
- the sale will help to eliminate blight,
- the sale will create jobs, and
- the sale will return the property to the City's tax rolls.

MBE/WBE PARTICIPATION:

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

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

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Real Estate – Renewal of Lease Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve the renewal option of the Lease Agreement with East Baltimore Enterprise, Inc., Landlord, and the Mayor and City Council on behalf of the Juvenile Division of the Circuit Court, Tenant, for the rental of a portion of the building known as Chance Center located at 301 N. Gay Street, being on the 1st floor, and consisting of approximately 850 sq. ft. of office space to be used for training classes and general offices. The period of the renewal is July 1, 2021 through June 30, 2022.

AMOUNT OF MONEY AND SOURCE:

<u>Annual Rent</u>	<u>Equal Monthly Installments</u>
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\$12,325.00	\$1,027.00
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5000-544422-1100-117001-603053

BACKGROUND/EXPLANATION:

On July 29, 2020, the Board approved the Lease Agreement for the period July 1, 2020 through June 30, 2021, with the option to renew for an additional one-year term. This renewal is for the period July 1, 2021 through June 30, 2022, with no renewal options remaining.

All other terms and conditions of the Lease Agreement dated July 29, 2020 remain in full force and effect.

APPROVED FOR FUNDS BY FINANCE

AGENDA

BOARD OF ESTIMATES

7/14/2021

Circuit Court for Baltimore City - TRANSFER OF LIFE-TO-DATE
SICK LEAVE

The Board is requested to approve the transfer of LIFE-TO-DATE sick leave days from the listed City employees to the designated employee, Karla Cromartie.

The transfer of sick leave days is necessary in order for the designated employee to remain in pay status with continued health coverage. The City employees have asked permission to donate the sick leave days that will be transferred from their LIFE-TO-DATE sick leave balances as follows:

<u>Designated Employee</u>	<u>Donors</u>	<u>Days</u>
1. Karla Cromartie	Yvonne Davis	5
	William Connelly	5
	Delia Cromartie	1
	Nicole Hord	2
	Keosha Brinkley	5
	Sharone Jordan	3
	Wilbert Carrington	4
	Laverta Wilkerson	<u>5</u>
	TOTAL	30

THE LABOR COMMISSIONER RECOMMENDED APPROVAL.

AGENDA

BOARD OF ESTIMATES

7/14/2021

Fire Department – Employee Expense Statement

ACTION REQUESTED OF B/E:

The Board is requested to approve an Employee Expense Statement to reimburse Brian E. Bailey for expenses incurred obtaining an Operator of Uninspected Passenger Vessels (OUPV) License.

AMOUNT OF MONEY AND SOURCE:

\$1,283.25 – 1001-000000-2121-226300-603001

BACKGROUND/EXPLANATION:

Brian Bailey was assigned to the Fire Boat in February 2020 as an Emergency Boat Operator and was required to obtain an OUPV License from the U. S. Coast Guard. Brian Bailey attended classes on February 28-29, 2020; March 6- 8, 2020; and March 13-15, 2020. He was tested on March 15, 2020.

The request for reimbursement was received at the end of March 2021.

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED AND HAD NO OBJECTION.

AGENDA

BOARD OF ESTIMATES

7/14/2021

Fire Department – Employee Expense Statement

ACTION REQUESTED OF B/E:

The Board is requested to approve an Employee Expense Statement to reimburse Charles Busl for expenses incurred obtaining an Operator of Uninspected Passenger Vessels (OUPV) License.

AMOUNT OF MONEY AND SOURCE:

\$2,135.00 – 1001-000000-2121-226300-603001

BACKGROUND/EXPLANATION:

Charles Busl was assigned to the Fire Boat in August 2018 and received an OUPV license from the U. S. Coast Guard in March 2020. Charles Busl attended classes on May 3-19, 2019 and October 21-27, 2019.

The request for reimbursement was received at the end of December 2020.

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED AND HAD NO OBJECTION.

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Recreation and Parks – Right-of-Entry Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of the Right-of-Entry Agreement with CBAC Borrower, LLC, Owner. The period of the agreement is effective upon Board approval and will terminate in two years or upon opening of the existing trail route, whichever is sooner.

AMOUNT OF MONEY AND SOURCE:

N/A

BACKGROUND/EXPLANATION:

Baltimore Development Corporation's (BDC) current mitigation project at Ridgeley's Cove has closed the multi-use trail commonly known as the Middle Branch Trail or the Gwynns Falls Trail. Due to this closure, a safe detour must be provided for trail users. Baltimore City Recreation and Parks has worked with BDC and Baltimore City Department of Transportation to determine this as the safest and most direct route. BDC then worked with the Owner to execute this Right-of-Entry Agreement to allow the trail detour to cross the Owner's property, located at 1555 Warner Street.

MBE/WBE PARTICIPATION:

N/A

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

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Recreation and Parks – Task Assignment

ACTION REQUESTED OF B/E:

The Board is requested to approve the assignment of Task No. 10 to GWWO, Inc. under Project 1314, On-Call Architectural Design Services. The period of the task is approximately eight months.

AMOUNT OF MONEY AND SOURCE:

\$409,173.22 – 9938-910140-9474-900000-703032

BACKGROUND/EXPLANATION:

Under this task, the Consultant will provide design development services for Parkview Recreation Center and Park.

MBE/WBE PARTIPATION:

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

MBE: 28%

WBE: 20%

The Consultant has achieved 19.41% of the WBE and 16.07% of the MBE goals at this time. However, they have enough capacity to meet the remaining goals.

THE EAR WAS APPROVED BY MWBOO ON JUNE 10, 2021.

APPROVED FOR FUNDS BY FINANCE

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

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Public Works/Office – cont'd
of Engineering and Construction

TRANSFER OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
\$450,000.00	9938-912146-9475	9938-910140-9474
State	Building Renovations	Parkview Recreation
(Program Open	HR/Mad/EW/LH/Myers—	Center--Active
Space)	Reserve	

This transfer will provide funds to cover the costs associated with design services under On-Call Contract No. 1314, Task No. 10 to GWWO, 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

7/14/2021

Department of Recreation and Parks – Task Assignment

ACTION REQUESTED OF B/E:

The Board is requested to approve the assignment of Task No. 11 to Rummel, Klepper & Kahl, LLP under Project 1315, On-Call Civil Engineering Design Services. The period of the task is approximately five months.

AMOUNT OF MONEY AND SOURCE:

\$124,921.39 – 9938-908779-9474-900000-703032

BACKGROUND/EXPLANATION:

Under this task, Rummel, Klepper & Kahl, LLP will provide construction management services for Druid Hill Aquatic Center.

MBE/WBE PARTICIPATION:

Rummel, Klepper & Kahl, LLP will comply with Article 5, Subtitle 28 of the Baltimore City Code and the MBE and WBE goals assigned to the original agreement.

MBE: 28%

WBE: 14%

The Consultant has achieved 11.38% of the MBE goal at this time. However, they have enough capacity to meet the remaining goal. The Consultant has achieved 17.22% WBE at this time.

THE EAR WAS APPROVED BY MWBOO ON JUNE 10, 2021.

APPROVED FOR FUNDS BY FINANCE

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

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of General Services – Task Assignment

ACTION REQUESTED OF B/E:

The Board is requested to approve the assignment of Task No. 004 to Prime A/E Group, Inc. under Project 1801, Lower Park Heights Multi-Purpose Center Renovations Design Services. The period of the task is approximately 15 months.

AMOUNT OF MONEY AND SOURCE:

\$180,914.49 – 9916-906456-9197-900000-703032

BACKGROUND/EXPLANATION:

Under this task, Prime A/E Group, Inc. will provide design, bid analysis, and post award services necessary for renovations at the Lower Park Heights Multi-Purpose Center.

MBE/WBE PARTICIPATION:

In accordance with Article 5, Subtitle 28 of the Baltimore City Code, Prime A/E Group, Inc. has committed to utilizing the following firms as part of this project

MBE: Columbia Engineering	\$ 8,922.86	4.93%
Prime A/E	<u>72,486.37</u>	<u>40.06%</u>
Total	\$81,408.43	44.99%
WBE: MK Consulting Engineers	\$20,375.22	11.62%
Aria Environmental	<u>6,617.47</u>	<u>3.80%</u>
Total	\$27,046.69	15.42%

THE EAR WAS APPROVED BY MWBOO ON APRIL 20, 2021.

APPROVED FOR FUNDS BY FINANCE

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

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of General Services – Task Assignment

ACTION REQUESTED OF B/E:

The Board is requested to approve the assignment of Task No. 003 to Whitney Bailey Cox & Magnani, LLC under Project 1907, Ft. McHenry Fire Pier Renovations. The period of the task is approximately 12 months.

AMOUNT OF MONEY AND SOURCE:

\$204,582.34 – 9916-904391-9197-900000-703032

BACKGROUND/EXPLANATION:

Under this task, Whitney Bailey Cox & Magnani, LLC will provide design, bid analysis, and post award services for renovations needed at the Fire Department fire pier located at Ft. McHenry.

MBE/WBE PARTICIPATION:

In accordance with Article 5, Subtitle 28 of the Baltimore City Code, Whitney Bailey Cox & Magnani, LLC has committed to utilizing the following firms as part of this project

MBE: MIN Engineering	\$25,958.98	12.96%
Findling Inc.	<u>50,423.18</u>	<u>25.17%</u>
Total	\$76,382.16	38.13%

WBE: Hanover Land Services \$8,233.38 4.11%

THE EAR WAS APPROVED BY MWBOO ON MAY 13, 2021.

APPROVED FOR FUNDS BY FINANCE

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

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Real Estate – Interdepartmental Lease Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize the new rental amount for the Interdepartmental Lease Agreement with the Department of General Services, Landlord, and the Mayor’s Office of Children and Family Success, Tenant, for the rental of a portion of 1731 E. Chase Street, being on the 1st and 2nd floor, consisting of 7,566 square feet and an adjacent parking lot with six parking spaces, with four spaces to be used by the Tenant, including use of a park with a playground. The effective period of the new rental amount is July 1, 2021 through June 30, 2022.

AMOUNT OF MONEY AND SOURCE:

<u>Annual Rent</u>	<u>Monthly Installments</u>
\$79,901.71	\$6,658.48

Account No. - 5000-585919-1191-719000-603096

BACKGROUND/EXPLANATION:

On June 24, 2020, the Board approved an Interdepartmental Lease Agreement for the period July 1, 2020 through June 30, 2025. On March 24, 2021 the Board approved an Amendment to the Interdepartmental Lease Agreement, to decrease the square footage from 8,843 sq. ft. to 7,566 sq. ft. The annual rent is based on projected operating costs and expenses for the upcoming year. The new annual rent will be \$79,901.74. All other rentals, conditions and provisions of the Interdepartmental Lease Agreement dated June 24, 2020 and the Amendment to the Interdepartmental Lease Agreement dated March 24, 2021 shall remain in full force and effect.

APPROVED FOR FUNDS BY FINANCE

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Real Estate - Assignment of Tax Sale Certificate

ACTION REQUESTED OF B/E:

The Board is requested to approve the assignment of a Tax Sale Certificate for an amount that is less than the lien amount for the property known as 2028 Druid Hill Avenue (Block 314, Lot 15).

AMOUNT OF MONEY AND SOURCE:

<u>Property Address</u>	<u>Assessed Value</u>	<u>Flat Taxes & Water</u>	<u>Total Liens</u>	<u>Recommended Purchase Price</u>
2028 Druid Hill Avenue	\$5,667.00	\$3,897.62	\$17,905.90	\$5,667.00

BACKGROUND/EXPLANTION:

The City acquired the Tax Sale Certificate on October 28, 2020 for 2028 Druid Hill Avenue in the total amount of \$17,905.90.

Merlynn Developers, LLC has offered to purchase the Tax Sale Certificate for 2028 Druid Hill Avenue for \$5,667.00, file a petition to foreclose, acquire title to the property and return it to productive use. The purchase price of \$5,667.00 covers the flat taxes and water for the property. Other charges include \$4,900.39 for interest and penalties, \$2,507.21 for miscellaneous billing, \$3,065.00 for environmental citation, and \$1,166.80 for property registration.

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Real Estate - Assignment of Tax Sale Certificate

ACTION REQUESTED OF B/E:

The Board is requested to approve the assignment of a Tax Sale Certificate for an amount that is less than the lien amount for the property known as 2937 Belmont Avenue (Block 2443A, Lot 035).

AMOUNT OF MONEY AND SOURCE:

<u>Property Address</u>	<u>Assessed Value</u>	<u>Flat Taxes & Water</u>	<u>Total Liens</u>	<u>Recommended Purchase Price</u>
2937 Belmont Avenue	\$11,000.00	\$8,858.60	\$78,535.34	\$11,000.00

BACKGROUND/EXPLANTION:

The City acquired the Tax Sale Certificate on July 20, 2020 for 2937 Belmont Avenue in the total amount of \$78,535.34.

Adrian Wright has offered to purchase the Tax Sale Certificate for 2937 Belmont Avenue for \$11,000.00, file a petition to foreclose, acquire title to the property and return it to productive use. The purchase price of \$11,000.00 covers the flat taxes and water for the property. Other charges include \$38,809.70 for interest and penalties, \$11,341.56 for miscellaneous billing, \$3,000.00 for environmental citation, and \$3,767.40 for property registration.

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Transportation – Task Assignment

ACTION REQUESTED OF B/E:

The Board is requested to approve the assignment of Task No. 56 to Johnson, Mirmiran & Thompson, Inc. under Project 1217, On-Call Construction Project Management Services. The period of the task is approximately six months.

AMOUNT OF MONEY AND SOURCE:

\$334,804.23 – 9950-902315-9506-900010-705032

BACKGROUND/EXPLANATION:

This authorization provides for continued services for TR 01041 Construction Project Engineer and Senior Construction Inspector for the Edmondson Avenue Bridge project.

MBE/WBE PARTICIPATION:

Johnson, Mirmiran & Thompson, Inc. will comply with Article 5, Subtitle 28 of the Baltimore City Code and the MBE and WBE goals assigned to the original agreement.

MBE: 27.00%

WBE: 10.00%

The preparation of this task included an evaluation of the Consultant's contract minority participation status. On the date of the preparation, the Consultant achieved 25% of the MBE goal and achieved 10% of the WBE goals. The contract has a remaining capacity of \$1,094,545.88 that will allow the Consultant to meet the remaining 2.00% of the MBE goal by the expiration date of this contract.

THE EAR WAS APPROVED BY MWBOO ON MARCH 25, 2021.

APPROVED FOR FUNDS BY FINANCE

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

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Transportation – Amendment No. 1 Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of Amendment No. 1 to Agreement with Johnson, Mirmiran & Thompson, Inc. for Project No. 1288 Bridge Construction Project Management Services.

AMOUNT OF MONEY AND SOURCE:

\$2,500,000.00 – upset fee.

To be determined with each individual project.

BACKGROUND/EXPLANATION:

On June 17, 2020, the Board approved the original Agreement in the amount of \$1,200,000.00 with Johnson, Mirmiran & Thompson, Inc. to provide Bridge Construction Management Services for Contract TR12311R Replacement of the three Bridges over MD 295; which consist of but not limited to replacement of Waterview Avenue Bridge, Annapolis Road over MD295 and Maisle Street Pedestrian Bridge corridor wide guide sign replacement Bush Street to City/County line under Project 1288 Bridge Construction Project Management Services F.A.P. NO. NHPP-111-1(29) N S.H.A. NO. BC 269-083-815, BALTIMORE CITY TR12311R.

The Department is now requesting a two year time extension and an increase to the upset limit by \$2,500,000.00 for completion of work at the three Bridges over MD 295. This approval will result in an upset limit of \$3,700,000.00 and an expiration of June 16, 2026.

DBE PARTICIPATION:

The consultant will comply with Title 49 of the Federal Regulations parts 26 (49CFR26) and the DBE goal established in the original agreement.

DBE: 25.00%

The preparation of this task included an evaluation of the consultant's contract minority participation status. On the date of preparation, the consultant has met the 25.00% DBE goal.

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Transportation – cont'd

**AUDITS NOTED THE TIME EXTENSION AND INCREASE IN UPSET LIMIT AND
WILL REVIEW TASK ASSIGNMENTS.**

(The Amendment No. 1 to Agreement has been approved by the Law Department as to form and legal sufficiency.)

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Transportation – Minor Privilege Permit Applications

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

	<u>LOCATION</u>	<u>APPLICANT</u>	<u>PRIVILEGE/SIZE</u>
1.	601 S. Haven Street	Haven Rock, LLC	Brick Façade 4" @1160sf.
	600 Mozart Street	" "	Brick Façade 4" @1160sf.
	601 Mozart Street	" "	Brick Façade 4" @1442sf.
	Flat Charge: \$210.90		
2.	420 Aisquith Street	420 Aisquith, LLC	Egress Ramp 6'2"x26.7'
	Flat Charge: \$ 25.00		
3.	North Ave. & Aisquith St.	Mass Transit Administration	12'9" x 6'11" bus shelter
	North Ave. & Bentalou St.	" "	"
	North Ave. & Bloomingdale Rd.	" "	"
	North Ave. & Belair Rd.	" "	"
	North Ave. & Harford Rd.	" "	"
	North Ave. & Greenmount Ave. eb	" "	"
	North Ave. & Greenmount Ave. wb	" "	"
	North Ave. & Madison Ave.	" "	"
	North Ave. & Saint Paul St.	" "	"
	North Ave & Thomas Ave.	" "	"
	No Charge: \$ 0.00		

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Transportation – cont'd

- | | | | |
|----|-----------------|--------------------------|-------------------------------|
| 4. | 22 Light Street | 22 Light Apartments, LLC | Stairs and ramp
11.5'x3.5' |
|----|-----------------|--------------------------|-------------------------------|

Flat Charge: \$235.90

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

AGENDA

BOARD OF ESTIMATES

7/14/2021

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. 002 to AECOM Technical Services, Inc. under On-Call Project 1266A, Wastewater Engineering Services. The period of the task is 11 months.

AMOUNT OF MONEY AND SOURCE:

\$ 250,000.00 - 9956-903957-9551-900020-703032

BACKGROUND/EXPLANATION:

The Office of Engineering and Construction is requesting the Consultant to provide field and technical engineering support for wastewater engineering projects managed by the Office of Engineering and Construction. The original contract will expire July 25, 2022.

MBE/WBE PARTICIPATION:

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

MBE: 27%

WBE: 10%

THE EAR WAS APPROVED BY MWBOO ON JANUARY 19, 2021.

AGENDA

BOARD OF ESTIMATES

7/14/2021

DPW – cont'd

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

TRANSFER OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT</u>	<u>TO ACCOUNT</u>
\$270,000.00 Revenue Bonds	9956-903569-9549 Sanitary Sewer Re- place/Rehab	9956-903957-9551-3 Design

This transfer will cover expenses for Project No. 1266A, On-Call Wastewater Engineering Services Task 002 for SC-1001, Improvements to Sanitary Sewers at Various Locations.

(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

7/14/2021

Department of Public Works – Amendment No.1 for Project 1237 E On-Call Stormwater Study and Engineering Design Services

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of Amendment No. 1 with EA Engineering & Technology, Inc. for Project 1237 E On-Call Stormwater Study and Engineering Design Services. The period of the agreement is effective upon Board approval. This amendment will extend the period of the agreement for one year, ending July 13, 2022.

AMOUNT OF MONEY AND SOURCE:

\$0.00 – No funds requested at this time

BACKGROUND/EXPLANATION:

On July 13, 2016, the Board approved the original contract award. The Office of Engineering and Construction needs an amendment to the original agreement with EA Engineering & Technology, Inc. so that they may complete Environmental Design Services and Post Award Services that will extend beyond the current expiration date of July 13, 2021. EA Engineering & Technology, Inc. is working on multiple crucial design projects that will address critical Stream Restoration and Environmental Projects.

MBE/WBE PARTICIPATION:

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

MBE: 28%

WBE: 11%

The current MBE and WBE attainment are 24% and 20%, respectively

(The Amendment No.1 has been approved by the Law Department as to form and legal sufficiency).

AGENDA

BOARD OF ESTIMATES

7/14/2021

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. 018 to Johnson, Mirmiran & Thompson Inc., Consultant, under Project No. 1802, Project and Construction Management Assistance Services. The period of the task is 18 months.

AMOUNT OF MONEY AND SOURCE:

\$350,850.89 – 9956-903576-9551-900020-703032
75,552.57 – 9960-907716-9557-900020-703032
75,552.57 – 9960-904743-9557-900020-703032
\$501,956.03

BACKGROUND/EXPLANATION:

This authorization provides for construction management assistance, inspection services and document control services for the ongoing work on SC 965, WC1204 and WC1211.

MBE/WBE PARTICIPATION:

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

MBE: 29%

WBE: 10%

Currently, this on-call agreement is not in compliance because Task 002 was not used as planned. Current MBE and WBE attainment are 24% and 18%, respectively.

THE EAR WAS APPROVED BY MWBOO ON MAY 25, 2021.

AGENDA

BOARD OF ESTIMATES

7/14/2021

DOT – cont'd

APPROVED FOR FUNDS BY FINANCE

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

AGENDA

BOARD OF ESTIMATES

7/14/2021

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. 016 to Johnson, Mirmiran & Thompson, Inc. (Consultant) under Project No. 1802, Project and Construction Management Assistance Services. The period of the task is 12 months.

AMOUNT OF MONEY AND SOURCE:

\$124,167.29 – 2071-000000-5601-613900-603018

BACKGROUND/EXPLANATION:

The Office of Engineering and Construction is requesting Johnson, Mirmiran & Thompson, Inc. to provide information technology support in Onbase to maintain project records, review application for payment, and contract administrative support.

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: 29%

WBE: 10%

The Consultant has achieved 26% of the MBE goal and 16% of the WBE goal. at this time. However, they have enough capacity to meet the remaining goals. Currently, this on-call agreement is not in compliance because they have assigned 26% MBE and 16% WBE on the first 12 tasks and they have not yet assigned the remainder of the contract.

THE EAR WAS APPROVED BY MWBOO ON FEBRUARY 2, 2021.

APPROVED FOR FUNDS BY FINANCE

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

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Public Works/Office – Agreement
of Engineering and Construction

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of an Agreement with Shah & Associates, under Project 1281, SC 926RR, Project and Construction Management Assistance for Electrical Distribution System Reliability Improvements and Physical Security Upgrades to Patapsco Wastewater Treatment Plant. The period of the Agreement is effective upon Board approval for 3.5 years or until the upset limit is reached, whichever occurs first.

AMOUNT OF MONEY AND SOURCE:

\$1,413,437.12 – Water Revenue Bonds 32%
3,003,553.88 – County Grants 68%
\$4,416,991.00 - 9956-907336-9551-900020-705032

BACKGROUND/EXPLANATION:

Sanitary Contract involves a large quantity of new ductbank, new cabling, replacement of multiple switchgear and motor control centers throughout the Plant, construction of new buildings, Plant substation upgrades and installation of a new feeder from Baltimore Gas & Electric. Project 1281 is a construction management services contract including construction management, inspections, specialty inspectors, and Quality Assurance/Quality Control certified personnel to assist the City with the project.

The scope of the original agreement includes: 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 support documents; estimating, scheduling, quality control, project engineering, constructability reviews, submittal reviews and responses, Request for Information reviews and responses, and other contract documents.

MBE/WBE PARTICIPATION:

The Vendor will comply with Article 5, Subtitle 28 of the Baltimore City Code and the MBE and WBE goals assigned to this Agreement are MBE: 29% and WBE: 10%.

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Public Works/Office – cont'd
of Engineering and Construction

This agreement contains the following participation:

MBE: Shah & Associates, Inc.*	\$1,280,554.00	29.00%
WBE: Sz PM Consultants, Inc.	\$ 390,600.00	7.00%
The Robert B. Balter Company	<u>134,622.00</u>	<u>3.04%</u>
	\$ 444,222.00	10.04%

*Indicates self-performance.

MWBOO FOUND VENDOR IN COMPLIANCE ON OCTOBER 2, 2020.

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

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

TRANSFERS OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT</u>
\$1,413,437.12 Baltimore County Grant	9956-908692-9549 Electrical Systems Upgrades	
\$3,003,553.88 Wastewater Revenue Bonds	9956-908692-9549 Electrical Systems Upgrades	
<hr/> \$4,416,991.00	-----	9956-907336-9551-3 Design

The transfer will cover miscellaneous expenses for SC 926RR Patapsco Power Reliability Improvements.

(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

7/14/2021

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. 001 to Shah & Associates, Inc. under On-Call Project 1286S, Electrical Engineering Services. The period of the task is 12 months.

AMOUNT OF MONEY AND SOURCE:

\$ 355,424.23 – 9960-910970-9557-900020-703032

BACKGROUND/EXPLANATION:

The Office of Engineering and Construction is requesting the Consultant to replace the existing substation rated at 500 kVA, 2.4 kV/480 V with a new 750 kVA, 13.2 kV/480 V substation with provision for fan cooling to provide 966 kVA capacity for supplying reliable power to the existing, currently planned, and future loads at Montebello Wastewater Filtration Plant 2.

The scope of services for this task consists of development of engineering drawings, specifications and contract documents, and assistance to the City during the bidding phase. The objective for this project is to select one of the four options for locating a new substitution and prepare biddable contract documents to install new substations SS-A/SS-B at the Montebello Plant 2. A Technical Memorandum will be prepared for discussing each of the four options and recommendations for City's approval prior to proceeding with a detailed evaluation of the preferred option. A workshop to discuss the Technical Memorandum will be conducted to finalize the option selected by the City. After selection of the option, a conceptual design report will be prepared.

MBE/WBE PARTICIPATION:

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

MBE: 29%

WBE: 10%

THE EAR WAS APPROVED BY MWBOO ON JANUARY 27, 2021.

AGENDA

BOARD OF ESTIMATES

7/14/2021

DPW – cont'd

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

TRANSFER OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT</u>
\$260,877.40 Revenue Bonds	9960-909501-9588 Montebello Water Filtration PI	
173,122.60 County Revenue	9960-909501-9588 Montebello Water Filtration PI	
<u>\$434,000.00</u>		9960-910970-9557-3 (Design)

This transfer will cover expenses for Project No. 1286S, On-Call Electrical Engineering Services Task 001 for WC-1408, Electrical Improvements at Montebello.

(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

7/14/2021

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. 018 to Whitman, Requardt & Associates LLP, under Project 1805, On-Call Project and Construction Management Assistance. The original contract will expire on September 25, 2022. The period of the task is 18 months.

AMOUNT OF MONEY AND SOURCE:

\$ 48,473.97 – Baltimore City
48,473.96 – Baltimore County
\$ 96,947.93 – 9956-906684-9551-900020-703032

BACKGROUND/EXPLANATION:

Whitman, Requardt & Associates, LLP will provide engineering services for the Sparrows Point High Head PS Renovations. The work requested is within the original scope of the agreement.

The scope of the construction project includes: Portion of the treated effluent from Back River Wastewater Treatment Plant is conveyed to Sparrow Point Industrial Water reservoir from where the existing High Head Pumping Station draws the effluent and pumps it through the industrial water piping system to various outfalls at Sparrows Point. The entire Sparrows Point property, including the industrial water facilities, are now owned, operated and maintained by Tradepoint Atlantic LLC who is redeveloping the land. A new outfall pipe from the Reservoir to the Patapsco River is being planned by the City as a long term solution to eliminate the need for the High Head Pumping Station, Reservoir, and existing industrial water system. Elimination of these facilities will allow Tradepoint Atlantic to continue land development.

MBE/WBE PARTICIPATION:

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

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Public Works – cont'd

MBE: 29%

WBE:10%.

Currently, this On-Call Agreement is in compliance with the goals set by MWBOO. Current goals status: MBE: 40% and WBE: 16%.

THE EAR WAS APPROVED BY MWBOO ON FEBRUARY 3, 2021.

TRANSFERS OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT</u>	<u>TO ACCOUNT</u>
\$ 50,000.00 County Revenue	9956-918052-9549 BR Manhole/Drainage/ Outfall	9956-906684-9551-3 Design

The transfer will cover the design costs for Project 1805, On-Call Project and Construction Management Assistance Task 018.

(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

7/14/2021

Department of Public Works/Office of – Partial Release of Retainage
Engineering & Construction _____

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a Partial Release of Retainage Agreement to Allan Myers MD, Inc. for SC 918S, Advanced Site Preparation for Headworks Improvements at the Back River Wastewater Treatment Plant.

AMOUNT OF MONEY AND SOURCE:

\$60,232.50 – 9956-907689-000000-200001

BACKGROUND/EXPLANATION:

As of March 4, 2021, Allan Myers MD, Inc. has completed 99% of all work for SC 918S. The Contractor has requested a Partial Release of Retainage in the amount of \$60,232.50. Currently, the City is holding \$120,465.00 in retainage for the referenced project. The remaining amount of \$60,232.50 is sufficient to protect the interests of the City.

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED AND HAD NO OBJECTION.

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

AGENDA

BOARD OF ESTIMATES

7/14/2021

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS

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

- | | | |
|--------------------------------|--------------|---------|
| 1. CHESAPEAKE SYSTEMS,
INC. | \$ 50,000.00 | Renewal |
|--------------------------------|--------------|---------|
- Contract No. 08000 – Media Asset Management (MAM) System Maintenance and Support – Mayor’s Office of Cable and Communications – P.O. No.: P532674

On September 29, 2015, the City Purchasing Agent approved the initial award in the amount of \$20,800.00. The award contained five 1-year renewal options. Subsequent actions have been approved. This final renewal will provide for the annual maintenance for the Media Asset Management System. The period of the renewal is July 1, 2021 through June 30, 2022. The above amount is the City’s estimated requirement.

MBE/WBE PARTICIPATION:

Not applicable. This meets the requirement for certification as a sole source procurement. This Proprietary Media Asset Management System and annual support are exclusively available from the Vendor and not available from subcontractors.

- | | | |
|---|---------|---------|
| 2. ROCHESTER SOFTWARE
ASSOCIATES, INC. | \$ 0.00 | Renewal |
|---|---------|---------|
- Contract No. 08000 – RSA Maintenance Agreement – Baltimore City Office of Information and Technology, Finance – P.O. No.: P542089

On December 20, 2017, the Board approved the initial award in the amount of \$253,345.00. The award contained two renewal options. On October 7, 2020, the Board approved the first renewal and a ratification in the amount of \$60,000.00. This final renewal will provide for the continuation of maintenance and support for RSA software licenses and hardware used for PDF format production printing from the City’s network servers. The period of the renewal is July 1, 2021 through June 30, 2022. The above amount is the City’s estimated requirement.

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

AGENDA

BOARD OF ESTIMATES

7/14/2021

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS

<u>VENDOR</u>	<u>AMOUNT OF AWARD</u>	<u>AWARD BASIS</u>
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Bureau of Procurement – cont'd

MBE/WBE PARTICIPATION:

Not applicable. This meets the requirement for certification as a sole source procurement as the proprietary service and commodities are only available directly from the manufacturer.

3. **JANUS ASSOCIATES, INC.**

t/a BHS	\$300,000.00	Renewal
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Contract No. B50004822 – Employee Assistance Program – Baltimore Police Department and Baltimore Fire Department – P.O. No.: P540079

On July 12, 2017, the City Purchasing Agent approved the initial award in the amount of \$200,000.00. Subsequent actions have been approved. This final renewal is for the period June 28, 2021 through June 27, 2022, with two 1-year renewal options remaining. The above amount is the City’s estimated requirement.

MBE/WBE PARTICIPATION:

On May 17, 2017, MWBOO set goals of 9% MBE and 6% WBE. On June 16, 2021, MWBOO found Vendor in compliance.

	<u>Commitment</u>	<u>Performed</u>	
MBE: N/A			
WBE: Janus Associates, Inc. t/a BHS	6%	\$47,387.37	50%

The prime contract is self-performing. A certified MBE or WBE that has been awarded a contract as a prime contractor may count up to 50% of the dollar value of the work it intends to perform with its own forces towards the applicable MBE or WBE goal.

MWBOO performed a detailed search and does not have any qualified/certified MBE that perform EAP services. Since there are more renewal option years, MWBOO will still allow the addition of an MBE in the future if a business becomes certified with EAP experience.

MWBOO FOUND VENDOR IN COMPLIANCE ON JUNE 16, 2021.

AGENDA

BOARD OF ESTIMATES

7/14/2021

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS

VENDOR	AMOUNT OF AWARD	AWARD BASIS
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Bureau of Procurement – cont'd

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|----|---|--------------|---------|
| 4. | CHESAPEAKE FIRE &
RESCUE EQUIPMENT, INC. | \$100,000.00 | Renewal |
| | Contract No. 08000 – Maintenance & Repair of Holmatro Tools – Baltimore Fire Department – P.O. No.: P540278 | | |

This meets the condition that there is no advantage in seeking competitive responses.

STATEMENT OF PURPOSE AND RATIONALE FOR NON-COMPETITIVE PROCUREMENT

On July 19, 2017, the Board approved the initial award in the amount of \$118,500.00. The award contained four renewal options. Subsequent actions have been approved. This final renewal is for the period July 24, 2021 through July 23, 2022. The above amount is the City's estimated requirement.

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

MBE/WBE PARTICIPATION:

On May 26, 2017, MWBOO determined that no goals would be set because of no opportunity to segment the contract.

MWBOO GRANTED A WAIVER ON MAY 26, 2017.

- | | | | |
|----|---|--------------|----------|
| 5. | CITRON HYGIENE US
CORP. | \$ 58,163.40 | Increase |
| | Contract No. 08000 – Hand Free Sanitary Disposal Service – Department of General Services – P.O. No.: P549874 | | |

On December 11, 2019, the Board approved the initial award in the amount of \$47,771.40. An increase is necessary as additional locations have been added to this contract for monthly services for the disposal of feminine hygiene sanitary waste

AGENDA

BOARD OF ESTIMATES

7/14/2021

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS

VENDOR	AMOUNT OF AWARD	AWARD BASIS
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Bureau of Procurement – cont'd

and equipment for hands free sanitary disposal units. This increase in the amount of \$58,163.40 will make the award amount \$105,934.80. The contract expires on December 24, 2021. The above amount is the City's estimated requirement.

MBE/WBE PARTICIPATION:

Not applicable. This meets the requirement for certification as a sole source procurement as these commodities are only available from the distributor, and are not available from subcontractors.

6. **NO OPPORTUNITY**

WASTED, LLC	\$736,260.00	Increase
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Contract No. B50004606 – Janitorial Services for Service Area D – Department of General Services – P.O. No.: P537826

On November 2, 2016, the Board approved the initial award in the amount of \$739,980.00. The award contained one renewal option. Subsequent actions have been approved. This increase in the amount of \$736,260.00 is necessary to cover extensive cleaning services required due to the pandemic and on demand requiring additional cleaning for offices covered by the contract. This increase will make the award amount \$3,727,990.00. The contract expires on November 30, 2021, with no renewal options. The above amount is the City's estimated requirement.

MBE/WBE PARTICIPATION:

MWBOO set goals of 20% MBE and 10% WBE. On June 10, 2021, MWBOO found the Vendor in compliance.

	<u>Commitment</u>	<u>Performed</u>	
MBE: Upper Management LLC	20%	\$167,950.00	17.07%
WBE: Keep You Clean	10%	\$115,355.00	11.73%

MWBOO determined good faith effort. COVID-19 restrictions impacted work performance for part of the review period in 2020. Despite challenges, prime contractors still demonstrated diligence to segment work to MBE/WBE subcontractors.

AGENDA

BOARD OF ESTIMATES

7/14/2021

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS

<u>VENDOR</u>	<u>AMOUNT OF AWARD</u>	<u>AWARD BASIS</u>
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Bureau of Procurement – cont'd

7. ACME AUTO LEASING LLC
ENTERPRISE RAC COMPANY
of BALTIMORE LLC
ALL CAR LEASING, INC.
d/b/a NEXTCAR

\$4,000,000.00	Increase
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Contract No. B50004568 – Provide Various Rental Vehicles – Baltimore Police Department, Department of Public Works, etc. – P.O. Nos.: P536011, P536012 and P536013

On June 22, 2016, the Board approved the initial award in the amount of \$3,500,000.00. The award contained two renewal options. Subsequent actions have been approved. This increase is necessary to continue to provide rental of various vehicles to various City agencies. This increase will make the award amount \$18,500,000.00. The period of the award is August 1, 2020 through July 31, 2022. The above amount is the City's estimated requirement.

MBE/WBE PARTICIPATION:

On March 31, 2016, it was determined that no goals would be set because of no opportunity to segment the contract.

MWBOO GRANTED A WAIVER ON MARCH 31, 2016.

8. SHAFER, TROXELL &
HOWE, INC. d/b/a STH,
INC.

\$1,000,000.00	Sole Source
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Contract No. 08000 – Yeoman Pump Parts – Department of Public Works – Wastewater Facilities - Req. No.: R872292

This meets the condition that there is no advantage in seeking competitive responses.

STATEMENT OF PURPOSE AND RATIONALE FOR NON-COMPETITIVE PROCUREMENT

AGENDA

BOARD OF ESTIMATES

7/14/2021

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS

<u>VENDOR</u>	<u>AMOUNT OF AWARD</u>	<u>AWARD BASIS</u>
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Bureau of Procurement – cont'd

The supplier is the manufacturer's sole authorized source of these products which must be compatible with currently installed equipment at the water treatment plants. The period of the award is July 14, 2012 through July 13, 2023, with two 1-year renewal options remaining. The above amount is the City's estimated requirement.

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

MBE/WBE PARTICIPATION:

Not applicable. This meets the requirement for certification as a sole source procurement as these commodities are only available from the distributor and are not available from subcontractors.

9. **MCLEAN CONTRACTING**

INC.	\$108,057.29	Ratification
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Contract No. 06000 – Inner Harbor Dredging – Department of Transportation – P.O. No.: P532947

The requested action is for approval for ratification for additional funds required to make a final payment for work completed outside of Contract number B50004126 - Structural Maintenance and Dredging at Inner Harbor, which expired on August 15, 2020. After the contract expired, the Vendor completed urgent work on December 31, 2020, consisting of Unload and Dispose Remaining Material/Debris from the MSJ-111 Barge.

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 of the invoice is recommended.

MBE/WBE PARTICIPATION:

Not applicable.

AGENDA

BOARD OF ESTIMATES

7/14/2021

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS

<u>VENDOR</u>	<u>AMOUNT OF AWARD</u>	<u>AWARD BASIS</u>
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Bureau of Procurement – cont'd

10. ROCKY MOUNTAIN HOLDINGS, INC.	\$100,000.00	Ratification
Contract No. 06000 –Aero-Transport Providers Medical Claims – Health Department – Req. No.: R871881		

This meets the condition that there is no advantage in seeking competitive responses.

STATEMENT OF PURPOSE AND RATIONALE FOR NON-COMPETITIVE PROCUREMENT

The Office of Field Health Service reviews medical claims submitted by a variety of Aero-Transport Providers that are State-Approved Medicare/Medicaid providers. The City pays the medical claims and the State reimburses the City at 100% pass through rate for performing this service on their behalf. The Baltimore City Health Department (BCHD) and the City of Baltimore have no contractual relationship with, and play no part in the selection of these providers. BCHD merely reviews claims and acts as a conduit of grant funds as an agent of Maryland Department of Health (MDH). Authority is requested for funding to pay vetted claims. The period of the award is June 1, 2021 through May 31, 2022. The above amount is the City's estimated requirement.

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 of the invoice is recommended.

MBE/WBE PARTICIPATION:

On June 11, 2021, it was determined that no goals would be set because of no opportunity to segment the contract. The claims review service is performed in-house by the Health Department.

MWBOO GRANTED A WAIVER ON JUNE 11, 2021.

AGENDA

BOARD OF ESTIMATES

7/14/2021

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS

<u>VENDOR</u>	<u>AMOUNT OF AWARD</u>	<u>AWARD BASIS</u>
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Bureau of Procurement – cont'd

11. GROUPS 1-4 AND ITEMS 40, 42-50

F&F AND A. JACOBS & SONS,
INC.

ITEM 41

HOWARD UNIFORM
COMPANY

\$ 0.00	Extension
---------	-----------

Contract No. B50004550 – Dress and Work Uniforms – Baltimore Fire Department
– P.O. Nos.: P536230 and P536231

This meets the condition that there is no advantage in seeking competitive responses.

STATEMENT OF PURPOSE AND RATIONALE FOR NON-COMPETITIVE PROCUREMENT

On July 13, 2016, the Board approved the initial award in the amount of \$1,500,000.00. The award contained four renewal options. Subsequent actions have been approved and four renewals have been exercised. This extension is being requested to continue buying dress and work uniforms while a new solicitation is released and awarded. The contract expires on July 20, 2021. The period of the extension is July 21, 2021 through January 20, 2022. The above amount is the City's estimated requirement.

MBE/WBE PARTICIPATION:

On March 9, 2016, MWBOO determined that no goals would be set because of no opportunity to segment the contracts.

MWBOO GRANTED A WAIVER ON MARCH 9, 2016.

AGENDA

BOARD OF ESTIMATES

7/14/2021

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS

VENDOR	AMOUNT OF AWARD	AWARD BASIS
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Bureau of Procurement – cont'd

- | | | |
|--|---------------------|-----------|
| 12. MANUFACTURERS AND TRADERS TRUST COMPANY
d/b/a M&T BANK | <u>\$ 50,000.00</u> | Extension |
| Contract No. B50003351 – General Banking Service – Department of Finance – P.O. No.: P528510 | | |

This meets the condition that there is no advantage in seeking competitive responses.

STATEMENT OF PURPOSE AND RATIONALE FOR NON-COMPETITIVE PROCUREMENT

On August 27, 2014, the Board approved the initial award in the amount of \$414,414.17. The award contained three renewal options. Subsequent actions have been approved and three renewal options have been exercised. This extension is necessary for continuity of general banking and security safekeeping services; and payroll and merchant services covered by the existing contract while a new proposal is developed, advertised and contract awarded. The contract expires on September 30, 2021. The period of the extension is October 1, 2021 through September 30, 2022. The above amount is the City's estimated requirement.

MBE/WBE PARTICIPATION:

On December 19, 2013, MWBOO determined no goals would be set because there is no opportunity to segment the contract.

MWBOO GRANTED A WAIVER ON DECEMBER 19, 2013.

- | | | |
|---|----------------|-----------|
| 13. KOMATSU AMERICA CORPORATION | <u>\$ 0.00</u> | Agreement |
| Contract No. 08000 – OEM Parts and Service for BOMAG Equipment – Department of General Services – P.O. No.: P553995 | | |

This meets the condition that there is no advantage in seeking competitive responses.

AGENDA

BOARD OF ESTIMATES

7/14/2021

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS

VENDOR	AMOUNT OF AWARD	AWARD BASIS
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Bureau of Procurement – cont'd

STATEMENT OF PURPOSE AND RATIONALE FOR NON-COMPETITIVE PROCUREMENT

The Board is requested to approve and authorize execution of an Agreement with Komatsu America Corporation. The contract is effective upon Board approval and expires on March 23, 2024.

On March 24, 2021, the Board approved the initial award in the amount of \$500,000.00. Execution of this agreement will ensure that various end user agencies can obtain OEM Parts and Service for BOMAG Equipment as needed. The above amount is the City's estimated requirement.

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 of the invoice is recommended.

MBE/WBE PARTICIPATION:

Not applicable. This meets the requirement for certification as a sole source procurement as these commodities are only available from the distributor and are not available from subcontractors.

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

- | | | | |
|-----|---|----------------|----------------|
| 14. | <u>SICO AMERICA, INC.</u> | <u>\$ 0.00</u> | <u>Renewal</u> |
| | Contract No. 08000 – Staging Equipment at the Baltimore Convention Center – Baltimore Convention Center – P.O. No.: P539760 | | |

On January 12, 2017, the City Purchasing Agent approved the initial award in the amount of \$24,906.04. The award contained three renewal options. Subsequent actions have been approved. This final renewal in the amount of \$0.00 is for the period January 11, 2021 through January 10, 2022. The above amount is the City's estimated requirement.

AGENDA

BOARD OF ESTIMATES

7/14/2021

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS

<u>VENDOR</u>	<u>AMOUNT OF AWARD</u>	<u>AWARD BASIS</u>
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Bureau of Procurement – cont'd

It is hereby certified that the above procurement is of such a nature that no advantage will result in seeking, nor would it be practicable to obtain, competitive bids. Therefore, pursuant to Article VI, Section 11 (e) (i) of the City Charter, the procurement of the good, equipment, and/or service is recommended.

MBE/WBE PARTICIPATION:

Not applicable. This is a sole source contract.

- | | | |
|-----|--|------------------|
| 15. | <u>MOTOROLA SOLUTIONS, INC. \$2,671,660.35</u> | <u>Extension</u> |
| | Contract No. 08000 – 800 MHz Radio Facilities Maintenance Agreement – Mayor’s Office of Information Technology, Baltimore City Fire Department, Baltimore City Police Department – P.O. No.: P536197 | |

STATEMENT OF PURPOSE AND RATIONALE FOR NON-COMPETITIVE PROCUREMENT

On June 23, 2016, the Board approved an initial award in the amount of \$15,000,000.00. On September 16, 2020, the Board approved an increase in the amount of \$630,000.00. An extension is necessary to provide for the continuation of required maintenance for the City’s 800 MHz radio communications infrastructure systems equipment while a new agreement is negotiated. The period of the extension is July 1, 2021 through June 30, 2022. The above amount is the City’s estimated requirement.

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

MBE/WBE PARTICIPATION:

Not applicable. The Vendor is the sole provider of the critical maintenance required.

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Finance – PILOT Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve the PILOT Agreement for 420 Aisquith Apartments, also known as Somerset 3. The period of the agreement is effective upon Board approval.

AMOUNT OF MONEY AND SOURCE:

No City funds are requested at this time. The PILOT will have no impact on City revenue.

BACKGROUND/EXPLANATION:

The 420 Aisquith Apartments is the third phase of the nine-phase Perkins Somerset Old Town (PSO) Transformation Plan, which includes the redevelopment of the former public housing developments known as Perkins Homes and Somerset Homes. The planned new construction of the 420 Aisquith Apartments is the third redevelopment on the site of Somerset Homes, which is currently vacant and is owned by the Housing Authority of Baltimore City (HABC).

A total of approximately 2,172 units will be developed as part of the overall PSO Transformation Plan, with detailed unit projections available for the nine phases on the Perkins and Somerset sites that are being funded under the Choice Neighborhoods Implementation Grant. As part of the Perkins and Somerset redevelopments, 73 percent of the proposed 1,346 units will be affordable to residents who earn less than 80 percent of the Area Median Income (AMI) adjusted for family size, including 652 public housing replacement units. The total number of replacement units will be 23 more public housing units than what was available prior to the PSO Transformation Plan. The Transformation Plan also includes 365 units that are affordable to households earning above 80 percent AMI adjusted for family size.

To date, the first phase of PSO Transformation Plan, 1234 McElderry Street (Somerset 1), is under construction with substantial completion expected in June 2021. Financing for the second phase, 520 Somerset and 525 Aisquith Street (collectively known as Somerset 2), closed on financing in June 2021. Payment in Lieu of Taxes (PILOT) arrangements were approved by the Board of Estimates for Somerset 1 on May 2, 2019 and Somerset 2 on November 4, 2020 respectively.

The newly constructed 420 Aisquith Apartments will include 72 mixed-income units for a

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Finance – cont'd

total development cost of approximately \$28,500,000.00. The 420 Aisquith Apartments will include 36 replacement public housing units (RAD/PBV) under a new 20-year Project Based Rental Assistance contract, 16 unassisted units affordable up to 60% AMI, and 20 market-rate units. The replacement public housing units are proposed at 50% AMI to avoid displacement of tenants whose incomes have grown beyond 30% AMI since first moving into public housing. The four-story building will include at-grade parking with a second-floor central courtyard and other shared amenities.

The 420 Aisquith Apartments is financed using 4% Low-Income Housing Tax Credits (LIHTC) issued by Community Development Administration (CDA) of the Department of Housing and Community Development of the State of Maryland, the syndication of which with equity-investor Enterprise will generate \$9,352,217.00 in equity. The financing includes a Freddie Mac TEL first mortgage. In addition to the LIHTC, CDA has committed a \$2,500,000.00 Rental Housing Works and \$1,800,000.00 Affordable Housing Trust loans. The City of Baltimore has committed \$2,250,000.00 HOME loan and \$2,900,000.00 in TIF proceeds towards infrastructure. HABC has committed \$1.17 million of Choice Neighborhoods Implementation Grant funds and a \$1,100,000.00 seller's note on the acquisition of the land. The developer is deferring approximately \$961,000.00 of fees and contributing an additional \$500,000.00 in equity into the deal.

PILOT REQUEST

Mission First Housing Development Corporation, in conjunction with the Henson Development Company, Inc. and 420 Aisquith LLC, (Developer) has requested a PILOT to assist 420 Aisquith Apartments. Staff from the Department of Housing and Community Development (DHCD) undertook an analysis of the proposed PILOT based on three criteria: (a) is the PILOT necessary to preserve or create affordable housing; (b) does the PILOT need the subsidy to proceed; and (c) did the developer actively seek other sources of funding or subsidy before requesting the PILOT. DHCD's review of information provided by the Developer indicates 420 Aisquith Apartments meets the above described criteria and will be unable to move ahead unless a PILOT is approved.

RECOMMENDATION

The Developer has agreed to pay the City, in lieu of the ordinary Baltimore City and State of Maryland real estate taxes upon the date the owner acquires the property, which date the owners shall document by a letter sent to the City (Commencement Date) through June 30, 2022; and for the fiscal year beginning July 1, 2022 and for each year thereafter, until the obligations of the City to accept negotiated payments provided in the PILOT

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Finance – cont'd

Agreement shall cease, an annual amount determined as follows: a) for the subsidized replacement public housing units, ten percent of the tenant-paid portion of the rent excluding the public subsidy and owner-paid utilities, and (b) for all other units, ten percent of the rent excluding owner-paid utilities, for an approximate total of \$63,000.00 per year based on the rent schedule beginning on the Commencement Date and continuing until the obligations of the City to accept negotiated payments. The PILOT is intended to encourage and support affordable housing, and a project's eligibility for a PILOT under the statute is typically assessed on an annual basis. If a sale of the project after the tax credit compliance period changes the charter of the project so that it no longer meets the eligibility criteria, then the City will be due the appropriate taxes starting in the year in which the project no longer qualifies.

Given the need for affordable housing in the City, the Affordable Housing PILOT Committee believes that the PILOT is necessary to support both the capital and operating needs of the project. The 420 Aisquith Apartments qualifies for a PILOT under Section 12-104 of the Housing and Community Development Article of the Annotated Code of the State of Maryland since an HABC related entity is a partner in the legal structure and that entity owns the underlying fee simple interest in the property subject to a long term ground lease. The property at present is vacant land which does not pay any real estate taxes since it is owned by HABC.

MBE/WBE PARTICIPATION:

The HABC MBE Policy is included with and made a part of the agreement.

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

AGENDA

BOARD OF ESTIMATES

7/14/2021

Baltimore Development Corporation – First Amendment to Land Disposition Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of the First Amendment to Land Disposition Agreement with LRP Guardian House, LLC (Developer).

AMOUNT OF MONEY AND SOURCE:

LRP Guardian House, LLC will purchase the properties for \$1,240,000.00 with \$124,000.00 cash at Settlement.

BACKGROUND/EXPLANATION:

On March 20, 2019, the Board approved a Land Disposition Agreement with LRP Guardian House, LLC for the properties at 17-23 Gay Street and 10 S Frederick Street at a price of \$1,240,000.00, which remains unchanged in this amendment. Under the original agreement, the City was to require \$500,000.00 at settlement and take back a Purchase Money Mortgage (PMM) of \$740,000.00. In securing financing for the project, the Developer has received a Rental Housing Works Loan from the Community Development Administration Unit of the Division of Development Finance of the Department of Housing and Community Development (DHCD), a principal department of the State of Maryland.

This loan is administered by the State and requires that the City's Mortgage be amended from a traditional amortizing loan to a cash-flow-based note. In order for the State to move forward with their portion of financing, the City must mirror their model. Based on this financing structure, the State DHCD will contribute \$2,665,000.00 and will receive 52.86% of surplus cash, and the City of Baltimore will increase the amount of its Mortgage to \$1,116,000.00 and receive 22.14% of surplus cash.

In order to successfully close on this more complex financing structure with the State, this First Amendment to Land Disposition Agreement extends the Target Settlement Date from June 30, 2021 to September 30, 2021.

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

AGENDA

BOARD OF ESTIMATES

7/14/2021

Mayor's Office of Homeless Services – Correction to Account Number

ACTION REQUESTED OF B/E:

The Board is requested to approve the account number correction for the agreement with Project Plase, Inc. The period of the agreement is April 1, 2021 through March 31, 2022.

AMOUNT OF MONEY AND SOURCE:

N/A

BACKGROUND/EXPLANATION:

On June 9, 2021, the Board approved the original Agreement between the City and Project Plase, Inc. in the amount of \$1,692,502.00. The Agreement allows Project Plase, Inc. to provide rental assistance to 103 homeless individuals and families in Baltimore City.

The account number submitted was: 4000-407020-3573-756801-603051. The correct account number is: 4000-407020-3573-756800-603051. This Board memo serves as the mechanism to appropriately correct the account number.

The late submission to the Board is due to a delay in discovering the clerical error.

MWBOO GRANTED A WAIVER ON NOVEMBER 9, 2020.

APPROVED FOR FUNDS BY FINANCE

AGENDA

BOARD OF ESTIMATES

7/14/2021

RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS

* * * * *

The Board is requested to
approve award of
the formally advertised contracts
listed on the following pages:
66 - 67
to the low bidder meeting specifications,
or reject bids on those as indicated
for the reasons stated.

AGENDA

BOARD OF ESTIMATES

7/14/2021

RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS

Department of General Services

- | | | | |
|----|--|-----------------------|---------------|
| 1. | GS 19810, Lexington Street
Garage Restoration | Restoration East, LLC | \$ 320,481.00 |
|----|--|-----------------------|---------------|

(Parking Authority)

On April 14, 2021, the Board opened four bids for this project. The lowest bidder was found non-compliant by MWBOO. Restoration East, LLC is the low responsive bidder for the amount of \$320,481.00. MWBOO set goals of 3.15% for MBE and 1.83% for WBE.

MBE: Afram, Inc.	\$27,000.00	8.2%
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WBE: Arsenal Restoration and Construction, LLC	\$546.75	7.9%
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MWBOO FOUND VENDOR IN COMPLIANCE ON JUNE 11, 2021.

Bureau of Procurement

- | | | | |
|----|---|---------------------------------------|---------------|
| 2. | B50006215, American Sign
Language Interpreting
Services | Preferred Interpreting
Service LLC | \$ 200,000.00 |
|----|---|---------------------------------------|---------------|

(Equity and Civil Rights)

MWBOO GRANTED A WAIVER ON APRIL 6, 2021.

- | | | | |
|----|-------------------------------------|---|----------------|
| 3. | B50006139, Armed Security
Guards | Metropolitan Protective
Services, Inc. | \$3,500,000.00 |
|----|-------------------------------------|---|----------------|

(Agencies Citywide)

AGENDA

BOARD OF ESTIMATES

7/14/2021

RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS

MBE/WBE PARTICIPATION:

On January 28, 2021, MWBOO determined the solicitation presents opportunity for two identified MBE firms to bid with the possibility of competing as a prime contractor.

MWBOO GRANTED A WAIVER ON JANUARY 28, 2021.

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Human Resources – Personnel Matters

The Board is requested to approve all of the Personnel matters below:

Department of General Services

	<u>Rate of Pay</u>	<u>Amount</u>
1. CHRISTINE DJURIC	\$46.99	\$89,281.00

Account: 1001-000000-7340-721700-601009

On June 2, 2021, the Board approved an employment contract renewal in the amount of \$46.07 per hour not to exceed \$87,553.00 for one year. However, the contract renewal hourly rate should have been \$46.99 not to exceed \$89,281.00.

Ms. Djuric will continue to work as a Contract Services Specialist II. Her duties will include, but are not limited to: serving as a subject-matter expert in the implementation of architectural conservation of capital projects and developing and providing technical information and knowledge about architectural conservation; performing research and conditions assessments on City historic properties and determining appropriate treatments; coordinating, overseeing and executing preservation/conservation projects with a construction project supervisor and by the principles of scientific methods of conservation for historic building materials. She will also be responsible for reviewing submittals and Requests for Information (RFI) for conformance with architectural conservation practices and make recommendations to project manager regarding submittals and RFI's, adequacy of materials and process specified; and reviewing all tests reports and ensuring they follow specifications.

The justification for the 2% increase is due to Ms. Djuric is now responsible for several large projects in 2021 as an Engineer II.

The period of the agreement is one year retroactive to May 27, 2021 through May 26, 2022.

APPROVED FOR FUNDS BY FINANCE

Department of Housing and Community Development - Correction

2. THOMAS F. PRICE	\$33.00	\$34,320.00
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Account: 1001-000000-5971-439500-601002

AGENDA

BOARD OF ESTIMATES

7/14/2021

Department of Human Resources – cont'd

On June 23, 2021, The Board approved an employment contract in the amount of \$20.00 per hour not to exceed \$34,924.00 for six months effective upon Board approval. However, the contract hourly rate should have been \$33.00 per hour not to exceed \$34,320.00.

Mr. Price will work as a Contract Services Specialist II. His duties will include but are not limited to conducting energy audits and energy analysis of residential and multifamily properties in order to make them more efficient. He will also be responsible for making site visits to engage in data collection and analysis; preparing energy assessment reports; preparing proposals for heating system upgrades, replacements, specification and cost estimates; and performing quality control inspections.

THE PERSONNEL MATTERS HAVE BEEN APPROVED BY THE EXPENDITURE CONTROL COMMITTEE.

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

AGENDA

BOARD OF ESTIMATES

7/14/2021

PROPOSALS AND SPECIFICATIONS

1. Department of Recreation and Parks - RP 20814, Mary E. Rodman Recreation Center Renovation
BIDS TO BE RECV'D: 09/15/2021
BIDS TO BE OPENED: 09/15/2021

2. Department of Transportation - TR 21018, Urgent Need Contract Citywide
BIDS TO BE RECV'D: 08/25/2021
BIDS TO BE OPENED: 08/25/2021

12:00 NOON

ANNOUNCEMENT OF BIDS RECEIVED

AND

OPENING OF BIDS, AS SCHEDULED