



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 19, 2021**

**Re: Board of Estimates Agenda Items for July 21, 2021 at 9:00am**

The items on the Board of Estimates Agenda for July 21, 2021 are to be assigned as follows:

### **ROUTINE AGENDA ITEMS: (To be acted upon collectively)**

- P 1 BOARDS AND COMMISSIONS
- P 2-3 Mayor's Office of Children and Family Success (MOCFS) – Termination Agreement
- P 4 Baltimore City Fire Department – Agreement
- P 5-7 OPTIONS/CONDEMNATION/QUICK-TAKES
- P 8 Department of Real Estate – Assignment of Tax Sale Certificate
- P 9 Department of Real Estate – Assignment of Tax Sale Certificate
- P 10 Department of Real Estate – Assignment of Tax Sale Certificate
- P 11 Department of Real Estate – Assignment of Tax Sale Certificate
- P 12 Department of Real Estate – Assignment of Tax Sale Certificate
- P 13 Department of Real Estate – Renewal of Lease Agreement
- P 14-15 Department of Real Estate – Renewal of Lease Agreement
- P 16 Department of Real Estate – Amendment to Lease Agreement
- P 17 Department of Real Estate – Amendment to Lease Agreement
- P 18-19 Space Utilization Committee/ Baltimore City Police Department – Interdepartmental Lease Agreement
- P 20-21 Space Utilization Committee/ Baltimore City Police Department – Interdepartmental Lease Agreement
- P 22-23 Space Utilization Committee/ Baltimore City Police Department – Interdepartmental Lease Agreement
- P 24-25 Space Utilization Committee/ Baltimore City Police Department – Interdepartmental Lease Agreement
- P 26 Department of Real Estate – Renewal of Lease Agreement
- P 27 Space Utilization Committee – Transfer of Jurisdiction
- P 28 Space Utilization Committee – Transfer of Jurisdiction
- P 29-31 EXTRA WORK ORDERS AND TRANSFER OF FUNDS
- P 32-33 Department of Housing and Community Development (DHCD) - Land Disposition Agreement
- P 34-35 Department of Housing and Community Development (DHCD) - Land Disposition Agreement
- P 36-37 Department of Housing and Community Development (DHCD) - Side Yard Land Disposition Agreement
- P 38 Department of Housing and Community Development – Acquisition by Gift
- P 39 Department of Recreation and Parks –Release of Retainage

- P 40 Health Department – Notice of Award
- P 41 Health Department – Notice of Award
- P 42-43 Health Department – Agreements
- P 44-45 Health Department – Ratifications
- P 46 Health Department – Memorandum of Understanding (MOU)
- P 47 Department of General Services – Grant Agreement
- P 48 Department of General Services - Task Assignment
- P 49 Department of Transportation – Minor Privilege Permit Applications
- P 50-51 Department of Transportation – Amendment No. 2 to On-Call Agreement
- P 52 Department of Transportation – Release of Retainage
- P 53-54 Department of Public Works/Office of Engineering & Construction – Amendment No. 1 to Agreement
- P 55 Department of Public Works/Office of Engineering & Construction – Release of Retainage
- P 56-61 TRANSFERS OF FUNDS
- P 62 Office of the Comptroller – Report of Corrective Actions/Baltimore Police Department Audit Findings
- P 65-66 Law Department - Opinion – Request for Refund of Real Property Taxes
- P 67-69 RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS
- P 70-71 INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS & EXTENSIONS
- P 71 Closing

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

- P 63-64 Department of Law – Settlement Agreement and Release

## **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 21, 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 21, 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:

Edwin A. and John O. Crandell, Incorporated	\$ 21,600,000.00
Mainlining America, LLC	\$ 47,760,000.00
Shirley Contracting Company, LLC	\$107,650,000.00

#### 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:

Dulles Geotechnical and Material Testing Services, Inc.	Engineer
Transviron, Inc.	Engineer

## AGENDA

### BOARD OF ESTIMATES

7/21/2021

#### Mayor's Office of Children and Family Success (MOCFS) – Termination Agreement

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

The Board is requested to approve and authorize execution of a Termination Agreement with the Family League of Baltimore City, Inc. (Family League). The Termination Agreement is effective upon Board approval.

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

N/A

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

On January 9, 2019, the Board approved the Agreement with the Family League in the amount of \$9,476,511.00, for the period July 1, 2018 through June 30, 2020. On November 25, 2020, the Board approved a no-cost extension amendment for the Family League to extend the period of the agreement through June 30, 2021. The remaining balance with the Family League was \$677,061.00. These funds were planned to support the initiatives of the Baltimore Children's Cabinet.

The Baltimore Children's Cabinet 2021 Action Plan was released on March 1, 2021, and it outlined 15 initiatives across seven priority areas: youth homelessness, youth diversion, trauma-informed care, youth literacy, youth food insecurity, early childhood development, and success for boys and young men of color.

The MOCFS consulted with the Family League about directing the remaining \$677,061.00 towards implementation of the Children's Cabinet action items. The Family League's leadership agreed it was not able to be an effective fiscal agent for the variety of projects and expenses anticipated and agreed to terminate its agreement with the City.

The Termination Agreement identifies \$677,061.00 remaining from Baltimore City's FY20 agreement with the Family League. The MOCFS consulted with the Baltimore Civic Fund (BCF) about serving as a Fiscal Agent for the remaining funds.

Many of the Children's Cabinet initiatives will require multiple professional services contracts and payments to service providers, and the BCF is well positioned to provide appropriate fiscal oversight and agility for these projects.

## AGENDA

### BOARD OF ESTIMATES

7/21/2021

#### MOCFS – cont'd

To support the BCF actions, the Board has previously approved an agreement with the BCF on April 13, 2011, that allows the BCF to act as the City's fiscal agent and allows City agencies to open accounts, as needed, at the BCF. Upon Board approval of the Termination Agreement with the Family League, the funds will be maintained in a dedicated account at the BCF. The funding maintained at the BCF will be directed towards Children's Cabinet initiatives through June 30, 2022.

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

N/A

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

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



**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

Baltimore City Fire Department – Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of an Agreement with the Baltimore Metropolitan Council. The period of the agreement is September 1, 2020 through August 31, 2023.

**AMOUNT OF MONEY AND SOURCE:**

\$843,988.00 – 4000-437221-2131-228200-600000

**BACKGROUND/EXPLANATION:**

On May 12, 2021, the Board approved acceptance of the FY20 Regional Catastrophic Preparedness Grant Program, grant award no. 2020-FA-GN10-P410-4101-D from the Federal Emergency Management Agency to develop a regional housing and sheltering plan, checklist and Standard Operating Procedures for each jurisdiction to ensure they respond to and address needs appropriately.

The funds will be utilized to pay for planners, buy supplies, pay for travel costs for meetings, and to conduct training sessions for the Baltimore Urban Area Security Initiative jurisdictions.

The agreement is late because the documents were received late.

**MBE/WBE PARTICIPATION:**

N/A

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

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

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

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

<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
<u>Dept. of Housing and Community Development (DHCD) – Options</u>			
1. Jane Forrest Kuehne, Personal Represent- ative of the Estate of Irvin A. Forrest	1117 N. Bradford Street	G/R \$42.00	\$ 280.00

Funds are available in account no. 9910-904177-9588-900000-704040, in the amount of \$280.00, Acquisition & Relocation, Dayspring Parking Lot Project for the FMV.

Funds are available in account no., 9910-904177-9588-900000-704044, in the amount of \$126.00, Acquisition & Relocation, Dayspring Parking Lot Project for three years back rent.

Funds are available in account no. 9910-904177-9588-900000-704044, in the amount of \$529.00, Acquisition & Relocation, Dayspring Parking Lot Project for the settlement fee.

2. Fran Lynn Baum (for- merly Zukerberg)	2229 Etting Street Street	G/R \$36.00	\$ 240.00
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Funds are available in account no. 9904-918051-9127-900000-704040, in the amount of \$240.00, BGN Druid Square Park (Cab Calloway), Green Network Acquisitions for Druid Square Park Project for the Option Price.

Funds are available in account no. 9904-918051-9127-900000-704044, in the amount of \$529.00, BGN Druid Square Park (Cab Calloway), Green Network Acquisitions for Druid Square Park Project for the settlement fee.

Funds are available in account no., 9904-918051-9127-900000-704044, in the amount of \$108.00, BGN Druid Square Park (Cab Calloway), Green Network Acquisitions for Druid Square Park Project for back rent.

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

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

**DHCD - Condemnation or Redemption/Approval**

<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
3. The Estate of Bernard Naiditch	1115 N. Bradford Street	G/R \$48.00	\$ 70.00

The Board is requested to rescind its prior approval of April 10, 2013, for the purchase of the ground rent interest in 1115 N. Bradford Street.

Since the original Board approval, the Personal Representative of the Estate of Bernard Naiditch has also died leaving no one to sign the settlement documents. Therefore, the Board is requested to rescind the previous approval under a closed account number and approve the new acquisition under the modern account number.

Funds are available in account no. 9910-904177-9588-900000-704044, in the amount of \$70.00, Acquisition & Relocation, Dayspring Parking Lot Project for the application fee.

Funds are available in account no. 9910-904177-9588-900000-704044, in the amount of \$144.00, Acquisition & Relocation, Dayspring Parking Lot Project for back rent.

Funds are available in account no. 9910-904177-9588-900000-704040, in the amount of \$320.00, Acquisition & Relocation, Dayspring Parking Lot Project for the FMV.

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

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

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

**DHCD - Redemption/Approval**

<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
4. Wheelbarrow Associates	811 Edmondson Avenue	G/R \$90.00	\$ 70.00

Funds are available in account no. 9910-904177-9588-900000-704044, in the amount of \$70.00, Acquisition & Relocation, Upton West RFP Project for the application fee.

Funds are available in account no. 9910-904177-9588-900000-704044, in the amount of \$270.00, Acquisition & Relocation, Upton West RFP Project for three years ground rent.

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

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

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 located at 1712 Homestead Street (Block 4123, Lot 043.)

**AMOUNT OF MONEY AND SOURCE:**

<u>Property Address</u>	<u>Assessed Value</u>	<u>Flat Taxes and Water</u>	<u>Total Liens</u>	<u>Recommended Purchase Price</u>
1712 Homestead Street	\$5,000.00	\$5,670.35	\$16,322.54	\$5,670.35

**BACKGROUND/EXPLANATION:**

The City acquired the Tax Sale Certificate on July 20, 2020 for 1712 Homestead Street in the total amount of \$16,322.54.

Peace Investment, LLC has offered to purchase the Tax Sale Certificate for 1712 Homestead Street for \$5,670.35, file a petition to foreclose, acquire title to the property and return it to productive use. The purchase price of \$5,670.35 covers the flat taxes and water for the property. Other charges contributing to the total lien amount include \$8,861.60 for interest and penalties, \$1,236.46 for miscellaneous billing, and \$1,800.00 for environmental citations.

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

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 located at 1216 Ensor Street (Block 1157, Lot 030.)

**AMOUNT OF MONEY AND SOURCE:**

<u>Property Address</u>	<u>Assessed Value</u>	<u>Flat Taxes and Water</u>	<u>Total Liens</u>	<u>Recommended Purchase Price</u>
1216 Ensor Street	\$6,000.00	\$1,610.79	\$13,319.91	\$6,000.00

**BACKGROUND/EXPLANATION:**

The City acquired the Tax Sale Certificate on October 23, 2019 for 1216 Ensor Street in the total amount of \$13,319.91.

Mehmet Guclu has offered to purchase the Tax Sale Certificate for 1216 Ensor Street for \$6,000.00, file a petition to foreclose, acquire title to the property and return it to productive use. The purchase price of \$6,000.00 covers the flat taxes and water for the property. Other charges contributing to the total lien amount include \$4,289.98 for interest and penalties and \$762.23 for miscellaneous billing.

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

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 located at 1218 Ensor Street (Block 1157, Lot 031.)

**AMOUNT OF MONEY AND SOURCE:**

<u>Property Address</u>	<u>Assessed Value</u>	<u>Flat Taxes and Water</u>	<u>Total Liens</u>	<u>Recommended Purchase Price</u>
1218 Ensor Street	\$6,000.00	\$1,610.79	\$20,893.48	\$6,000.00

**BACKGROUND/EXPLANATION:**

The City acquired the Tax Sale Certificate on October 23, 2019 for 1218 Ensor Street in the total amount of \$20,893.48.

Mehmet Guclu has offered to purchase the Tax Sale Certificate for 1218 Ensor Street for \$6,000.00, file a petition to foreclose, acquire title to the property and return it to productive use. The purchase price of \$6,000.00 covers the flat taxes and water for the property. Other charges contributing to the total lien amount include \$8,005.48 for interest and penalties, \$2,602.73 for miscellaneous billing, and \$2,379.00 for property registration.

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

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 located at 641 Bartlett Avenue (Block 4041, Lot 045.)

**AMOUNT OF MONEY AND SOURCE:**

<u>Property Address</u>	<u>Assessed Value</u>	<u>Flat Taxes and Water</u>	<u>Total Liens</u>	<u>Recommended Purchase Price</u>
641Bartlett Avenue	\$7,667.08	\$2,182.01	\$168,826.70	\$7,667.08

**BACKGROUND/EXPLANATION:**

The City acquired the Tax Sale Certificate on October 28, 2020 for 641 Bartlett Avenue in the total amount of \$168,826.70.

JKM Housing, LLC has offered to purchase the Tax Sale Certificate for 641 Bartlett Avenue for \$7,667.08, file a petition to foreclose, acquire title to the property and return it to productive use. The purchase price of \$7,667.08 covers the flat taxes and water for the property. Other charges contributing to the total lien amount include \$101,064.40 for interest and penalties, \$75,548.51 for miscellaneous billing, and \$839.70 for alley/footway.



**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

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 located at 1003 Edmondson Avenue (Block 0128, Lot 002.)

**AMOUNT OF MONEY AND SOURCE:**

<u>Property Address</u>	<u>Assessed Value</u>	<u>Flat Taxes and Water</u>	<u>Total Liens</u>	<u>Recommended Purchase Price</u>
1003 Edmondson Avenue	\$4,000.00	\$94.40 flat tax and \$(-379.59) water	\$6,995.82	\$4,000.00

**BACKGROUND/EXPLANATION:**

The City acquired the Tax Sale Certificate on October 28, 2020 for 1003 Edmondson Avenue in the total amount of \$6,995.82.

Anna Jas, LLC has offered to purchase the Tax Sale Certificate for 1003 Edmondson Avenue for \$4,000.00, file a petition to foreclose, acquire title to the property and return it to productive use. The purchase price of \$4,000.00 covers the flat taxes and water for the property. Other charges contributing to the total lien amount include \$2,321.48 for interest and penalties, \$1,869.57 for miscellaneous billing, and \$160.00 for property registration.

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

Department of Real Estate – Renewal of Lease Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the 1<sup>st</sup> renewal option of the Lease Agreement with TierPoint Maryland, LLC, Tenant, for the rental of the property known as the portion of the paved Baltimore City public area (directly adjacent to 1401 Russell Street), under the Russell Street Viaduct, containing 1,960 sq. ft. The period of the renewal is October 15, 2021 through October 14, 2025.

**AMOUNT OF MONEY AND SOURCE:**

	<u>Annual Rent</u>	<u>Monthly Rent</u>
October 15, 2021	\$15,171.23	\$1,264.27
October 15, 2022	\$15,626.37	\$1,302.20
October 15, 2023	\$16,095.16	\$1,341.26
October 15, 2024	\$16,578.02	\$1,381.50
October 15, 2025	\$17,075.36	\$1,422.95

**BACKGROUND/EXPLANATION:**

On December 21, 2016, the Board approved the Lease Agreement for five years, from October 15, 2016 through October 14, 2021, with the right to renew for two, 5-year terms. TierPoint Maryland LLC, has exercised their 1<sup>st</sup> renewal option, commencing October 15, 2021 and terminating October 14, 2025.

All other rentals, conditions and provisions of the Lease Agreement dated December 21, 2016 will remain in full force and effect.

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

Department of Real Estate – Renewal of Lease Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the renewal option of a Lease Agreement with CGH Limited Partnership, Lessor and the Mayor and City Council of Baltimore acting by and through the Department of Health’s Division of Aging and CARE Services, Lessee, for the rental of a portion of the property known as 1700-1718 N. Gay Street, being on the first floor west area, consisting of approximately 6,000 square feet. The period of the renewal is July 1, 2021 through June 30, 2026.

**AMOUNT OF MONEY AND SOURCE:**

<u>Annual Rent</u>	<u>Monthly Installments</u>
July 1, 2021 \$71,253.00	\$5,937.75
July 1, 2022 \$72,678.00	\$6,056.50
July 1, 2023 \$74,131.56	\$6,177.63
July 1, 2024 \$75,614.16	\$6,301.18
July 1, 2025 \$77,126.52	\$6,427.21

Account - 1001-000000-3024-750200-603013

**BACKGROUND/EXPLANATION:**

On September 21, 2016 the Board approved a Lease Agreement between CGH Limited Partnership, Landlord and the Mayor and City Council of Baltimore acting by and through the Department of Health’s Division of Aging and CARE Services, Lessee for use as a Senior Activity Center. The Agreement commenced on July 1, 2016 and terminated June 30, 2021, with the option to renew for an additional 5-year period.

Lessor will be responsible for routine maintenance of building and common area, supply five parking spaces for Lessee, fire insurance and snow removal of the area up to the main front entrance which is entrance to Landlord’s premises and Lessee’s leased premises.

Lessee will be responsible for routine maintenance of the leased premises, utilities (separate meter), telephone service and cable service to leased premises, alarm

## AGENDA

### BOARD OF ESTIMATES

7/21/2021

#### Department of Real Estate – cont'd

system (separate system for leased premises), removal of trash from leased premises, liability insurance under the City's self-insured program and snow removal of the lot to the south of the building. All other rentals, conditions and provisions of the Lease Agreement dated September 21, 2016 shall remain in full force and effect.

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

## AGENDA

### BOARD OF ESTIMATES

7/21/2021

Department of Real Estate – Amendment to Lease Agreement

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

The Board is requested to approve and authorize execution of an Amendment to Lease Agreement with University of Maryland Baltimore County, Lessee, for the rental of space located at School 33 Art Center, 1427 Light Street, Studio #106. The amendment extends the term of the lease agreement from August 1, 2021 through October 31, 2021.

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

The rent will be \$400.00 monthly.

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

The original term of the Lease Agreement was for three years, commencing August 1, 2016 and terminating July 31, 2019, with the right to renew for one, 2-year renewal option term, subject to review by the Director of Cultural Affairs for the Baltimore Office of Promotion and the Arts (BOPA) and School 33 of the artist's participation in activities and exhibitions at the Art Center. BOPA approved the two-year lease commencing August 1, 2019 and terminating July 31, 2021. The Lessee will be relocating to Studio #106 from Studio #201. It is agreed by all parties that all other rentals, conditions, provisions and terms of the original Lease Agreement dated August 31, 2016, shall remain in full force and effect.

The Space Utilization Committee approved this Amendment to Lease Agreement on July 2, 2021.

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

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

Department of Real Estate – Amendment to Lease Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of an Amendment to Lease Agreement with Taha Heydari, Lessee, for the rental of space located at School 33 Art Center, 1427 Light Street, Studio #107. The amendment extends the period of the lease agreement from August 1, 2021 through July 31, 2022, with the right to renew for one additional year.

**AMOUNT OF MONEY AND SOURCE:**

<u>Annual Rent</u>	<u>Monthly Installments</u>
\$6,000.00	\$500.00
<u>Annual Rent for renewal term</u>	<u>Monthly Installments</u>
\$6,660.00	\$550.00

**BACKGROUND/EXPLANATION:**

The original term of the Lease Agreement was for one year, commencing August 1, 2020 and terminating July 31, 2021, with no renewal options. It is agreed by all parties that all other rentals, conditions, provisions and terms of the original Lease Agreement dated December 2, 2020 will remain in full force and effect.

The Space Utilization Committee approved this Amendment to Lease Agreement on July 2, 2021.

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

## AGENDA

### BOARD OF ESTIMATES

7/21/2021

Space Utilization Committee/ – Interdepartmental Lease Agreement  
Baltimore City Police Department

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

The Board is requested to approve and authorize execution of an Interdepartmental Lease Agreement by and between the Department of General Services, Landlord, and the Baltimore City Police Department, Tenant, for the rental of the property known as Headquarters Building, 601 E. Fayette Street, containing 418,891 sq. ft. The period of the agreement is July 1, 2021 through June 30, 2022, and will automatically renew for five additional 1-year terms.

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

The annual rent will be \$4,837,921.38.

Account - 1001-000000-2041-776600-603096

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

The leased premises shall be used by the Police Department for administrative offices. Landlord is responsible for: interior and exterior of the building, including foundations, roof, walls, gutters downspouts; maintenance and repairs of HVAC systems; and providing heat and air conditioning (not individual window ventilation systems). Landlord is also responsible for: trash removal; janitorial; pest control; cleaning floors; snow and ice removal; interior and exterior lighting; sewer/plumbing and electric repairs; and replacing air filters once every six months for HVAC systems and utilities. The Tenant accepts premises in its existing condition.

Tenant will not make any alterations, additions, or improvements without Landlord's written consent. Tenant shall: provide all equipment including refrigerators or any other kitchen appliances, telephone, and computer services; place debris into trash receptacles; keep common break room free of debris that can cause infestation and keep entrance and passageway areas clean and in orderly condition.

The annual rent for the renewal term will be determined by May 1<sup>st</sup> of each year. Landlord will inform Tenant of the recommended rental rate submitted to BBMR for the Leased Premise. Subsequent renewal term rates will vary and may be subject to increases or decreases based on facility costs.

## AGENDA

### BOARD OF ESTIMATES

7/21/2021

Space Utilization Committee/ – cont'd  
Baltimore City Police Department

The Space Utilization Committee approved this Interdepartmental Lease Agreement on July 2, 2021.

### APPROVED FOR FUNDS BY FINANCE

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



## AGENDA

### BOARD OF ESTIMATES

7/21/2021

Space Utilization Committee/ – Interdepartmental Lease Agreement  
Baltimore City Police Department

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

The Board is requested to approve and authorize execution of an Interdepartmental Lease Agreement by and between the Department of General Services, Landlord, and the Baltimore City Police Department, Tenant, for the rental of the property known as K-9 Unit, 3101 Swann Drive, containing 2,793 sq. ft. The period of the agreement is July 1, 2021 through June 30, 2022, and will automatically renew for five additional 1-year terms.

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

The annual rent will be \$34,850.51

Account - 1001-000000-2041-776600-603096.

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

The leased premises will be used by the Police Department for administrative offices. Landlord is responsible for: interior and exterior of the building, including foundations, roof, walls, gutters, and downspouts; maintenance and repairs of HVAC systems; and providing heat and air conditioning (not individual window ventilation systems). Landlord is also responsible for: trash removal; janitorial; pest control; cleaning floors; snow and ice removal; interior and exterior lighting; sewer/plumbing and electric repairs; and replacing air filters once every six months for HVAC systems and utilities. The Tenant accepts premises in its existing condition.

Tenant will not make any alterations, additions, or improvements without Landlord's written consent. Tenant shall: provide all equipment including refrigerators or any other kitchen appliances, telephone and computer services; place debris into trash receptacles; keep common break room free of debris that can cause infestation and keep entrance and passageway areas clean and in orderly condition.

The annual rent for the renewal term will be determined by May 1<sup>st</sup> of each year. Landlord will inform Tenant of the recommended rental rate submitted to BBMR for the Leased Premise. Subsequent renewal term rates will vary and may be subject to increases or decreases based on facility costs.

## AGENDA

### BOARD OF ESTIMATES

7/21/2021

Space Utilization Committee/ – cont'd  
Baltimore City Police Department

The Space Utilization Committee approved this Interdepartmental Lease Agreement on July 2, 2021.

### APPROVED FOR FUNDS BY FINANCE

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

## AGENDA

### BOARD OF ESTIMATES

7/21/2021

Space Utilization Committee/ – Interdepartmental Lease Agreement  
Baltimore City Police Department

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

The Board is requested to approve and authorize execution of an Interdepartmental Lease Agreement by and between the Department of General Services, Landlord, and the Baltimore City Police Department, Tenant, for the rental of the property known as Headquarters Annex Building, 601 E. Fayette Street, containing 104,121 sq. ft. The period of the agreement is July 1, 2021 through June 30, 2022, and will automatically renew for five additional 1-year terms.

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

The annual rent will be \$1,071,104.22.

Account - 1001-000000-2041-776600-603096.

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

The leased premises shall be used by the Police Department for administrative offices. Landlord is responsible for: interior and exterior of the building, including foundations, roof, walls, gutters, and downspouts; maintenance and repairs of HVAC systems, and providing heat and air conditioning (not individual window ventilation systems). Landlord is also responsible for: trash removal; janitorial; pest control; cleaning floors; snow and ice removal; interior and exterior lighting; sewer/plumbing and electric repairs; and replacing air filters once every six months for HVAC systems and utilities. The Tenant accepts premises in its existing condition.

The Tenant will not make any alterations, additions, or improvements without Landlord's written consent. Tenant shall: provide all equipment including refrigerators or any other kitchen appliances, telephone, and computer services; place debris into trash receptacles; keep common break room free of debris that can cause infestation and keep entrance and passageway areas clean and in orderly condition.

The annual rent for the renewal term will be determined by May 1<sup>st</sup> of each year. Landlord will inform Tenant of the recommended rental rate submitted to BBMR for the Leased Premise. Subsequent renewal term rates will vary and may be subject to increases or decreases based on facility costs.

## AGENDA

### BOARD OF ESTIMATES

7/21/2021

Space Utilization Committee/ – cont'd  
Baltimore City Police Department

The Space Utilization Committee approved this Interdepartmental Lease Agreement on July 2, 2021.

### APPROVED FOR FUNDS BY FINANCE

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

## AGENDA

### BOARD OF ESTIMATES

7/21/2021

Space Utilization Committee/ – Interdepartmental Lease Agreement  
Fire Department

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

The Board is requested to approve and authorize execution of an Interdepartmental Lease Agreement by and between the Department of General Services, Landlord and the Fire Department, Tenant, for the rental of the property known as 401 E. Fayette Street, on the mezzanine level and 6<sup>th</sup> floor, containing 11,112 sq. ft. The period of the agreement is July 1, 2021 through June 30, 2022, and will automatically renew for five additional 1-year terms.

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

The annual rent will be \$124,965.53.

Account - 1001-000000-2101-225900-603096

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

The Leased Premises will be used by the Fire Department for administrative offices. Landlord is responsible for interior and exterior of the building including foundations, roof, walls, gutters, and downspouts; maintenance & repairs of HVAC systems; and providing heat & air conditioning (not individual window ventilation systems) except for damage caused by sole negligence of the Tenant, employees, guests, agents, invitees and contractors. Landlord is responsible for trash removal; janitorial; pest control; cleaning floors; snow and ice removal; interior and exterior lighting; sewer/plumbing and electric repairs; replacing air filters once every six months for HVAC systems; and utilities.

Landlord will be responsible for providing a security guard at the building's main lobby entrance from Monday through Friday, 6:00 a.m. to 6:00 p.m. If Tenant needs a security guard after 6:00 p.m. for its programs or operations, it shall be at the Tenant's sole cost and expense. The Tenant accepts premises in its existing condition. Tenant will not make any alterations, additions, or improvements without Landlord's written consent; provide all equipment including refrigerators or any other kitchen appliances and telephone and computer services; place debris into trash receptacles; keep common break room free of debris that can cause infestation of insects and/or rodents; keep entrance and passageways areas clean and in orderly condition free of Tenant's equipment and furniture, which shall not impede ingress and egress.

## AGENDA

### BOARD OF ESTIMATES

7/21/2021

Space Utilization Committee/ – cont'd  
Fire Department

The annual rent for the renewal term will be determined by May 1<sup>st</sup> of each year; Landlord will inform Tenant of the recommended rental rate submitted to BBMR for the Leased Premises. Subsequent renewal term rates will vary and may be subject to increases or decreases based on facility costs.

The Space Utilization Committee approved this Interdepartmental Lease Agreement on July 2, 2021.

### APPROVED FOR FUNDS BY FINANCE

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

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

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 The Baltimore Rowing Club, Inc., dba Baltimore Community Rowing, Tenant, for the rental of a portion of the property known as 3301 Waterview Avenue (Block 7610, Lot 15) for the use of 47% space, being on the lower level, for their boats containing 135 seats. The period of the renewal is November 16, 2021 through November 15, 2022.

**AMOUNT OF MONEY AND SOURCE:**

<u>Annual Rent</u>	<u>Two Installments</u>
\$5,336.33	\$2, 688.16

**BACKGROUND/EXPLANATION:**

On December 2, 2020, the Board approved the Lease Agreement for one year, from November 16, 2020 through November 15, 2021, with the right to renew for one, 1- year term. The Baltimore Rowing Club, Inc., has exercised its renewal option, commencing November 16, 2021 and terminating November 15, 2022. The rental is stated as above.

All other rentals, conditions and provisions of the Lease Agreement dated December 2, 2020 will remain in full force and effect.

## AGENDA

**BOARD OF ESTIMATES**

**7/21/2021**

Space Utilization Committee – Transfer of Jurisdiction

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

The Board is requested to approve the transfer of jurisdiction for the property located at 2901 Druid Park Drive (Block 3257, Lot 4) from the inventory of the Baltimore City Public Schools (05) to the inventory of the Department of Housing and Community Development/Baltimore Development Corporation (34/43).

### **BACKGROUND/EXPLANATION:**

Baltimore City Public Schools no longer has educational needs for 2901 Druid Park Drive and it is surplus to Baltimore City, and wishes to transfer the building jurisdiction.

The Space Utilization Committee approved this transfer of jurisdiction at its meeting on July 2, 2021.



## AGENDA

**BOARD OF ESTIMATES**

**7/21/2021**

Space Utilization Committee – Transfer of Jurisdiction

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

The Board is requested to approve the transfer of jurisdiction for the property located at 1315-1327 Division Street (Block 396, Lot 38) from the inventory of the Baltimore City Public Schools (05) to the inventory of the Department of Housing and Community Development (34).

### **BACKGROUND/EXPLANATION:**

Baltimore City Public Schools no longer has educational needs for 1315-1327 Division Street and it is surplus to Baltimore City, and wishes to transfer the building jurisdiction.

The Space Utilization Committee approved this transfer of jurisdiction at its meeting on July 2, 2021.

**EXTRA WORK ORDERS AND TRANSFER OF FUNDS**

\* \* \* \* \*

The Board is requested to approve the

Extra Work Orders

as listed on the following pages:

30 - 31

The EWOs have been reviewed and approved

by the Department of

Audits, CORC, and MWBOO

unless otherwise indicated.

In connection with the Transfer of Funds,

A report has been requested

from the Planning Commission,

the Director of Finance having reported favorably

thereon, as required by the provisions

of the City Charter.

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

**EXTRA WORK ORDERS**

<u>Contract</u> <u>Awd. Amt.</u>	<u>Prev. Apprvd.</u> <u>Extra Work</u>	<u>Contractor</u>	<u>Time</u> <u>Ext.</u>	<u>%</u> <u>Compl.</u>
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Department of Transportation (DOT)

- |    |  |                |                          |       |
|----|--|----------------|--------------------------|-------|
| 1. | EWO #007, \$296,941.66 – TR 01041R, Replacement of Edmondson Avenue Bridge |                |                          |       |
|    | \$40,338,000.00  | \$2,463,247.33 | Tutor Perini Corporation | - 90% |

This authorization is requested on behalf of the DOT to pay for items due to differing site conditions. The Engineer’s Certificate of Completion of Work has not been issued.

**DBE PARTICIPATION:**

The DBE goal is 18%. The Consultant has achieved 18.71% of the 18% goal.

**2. TRANSFER OF FUNDS**

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
<b>\$ 50,000.00</b>	9960-902070-9558	9960-909807-9557
Water Revenue	Watershed Bridge	Construction
Bond	Maintenance	

The transfer will cover extra work costs for TR 01041R for WC 1407R, Edmondson Avenue Bridge.

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

**EXTRA WORK ORDERS** – cont'd

<u>Contract</u> <u>Awd. Amt.</u>	<u>Prev. Apprvd.</u> <u>Extra Work</u>	<u>Contractor</u>	<u>Time</u> <u>Ext.</u>	<u>%</u> <u>Compl.</u>
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Department of Transportation (DOT)

- |    |  |                |                                |          |
|----|--|----------------|--------------------------------|----------|
| 3. | EWO #005, \$725,860.94 – TR 12317, Central Avenue Streetscape and Harbor Point Connector Bridge (Design Build) |                |                                |          |
|    | \$46,777,777.00  | \$4,766,205.26 | Allan Myers MD,<br>Corporation | - 72.50% |

This authorization is requested on behalf of the DOT for TR 12317, Central Avenue Design-Build project. Change Order No. 5 includes negotiated and settled PCOs that were necessary to complete the work due to changed conditions and additional design changes. The Engineer’s Certificate of Completion of Work has not been issued.

**DBE PARTICIPATION:**

The DBE goal is 30%. The Consultant has achieved 25.20% of the 30% goal.

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

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 the City-owned properties located at 915 and 919 Edmondson Avenue; 936 and 1104 Harlem Avenue; and 513, 515, 532, and 638 N. Carrollton Avenue to Parity Baltimore Incorporated, Developer.

**AMOUNT OF MONEY AND SOURCE:**

\$ 5,000.00 – 915 Edmondson Avenue
5,000.00 – 919 Edmondson Avenue
5,000.00 – 936 Harlem Avenue
5,000.00 – 1104 Harlem Avenue
5,000.00 – 513 N. Carrollton Avenue
5,000.00 – 915 N. Carrollton Avenue
5,000.00 – 532 N. Carrollton Avenue
<u>5,000.00 – 638 N. Carrollton Avenue</u>
<b>\$40,000.00 – Purchase Price</b>

**BACKGROUND/EXPLANATION:**

The City will convey all of its rights, title, and interest in the vacant buildings known as 915 and 919 Edmondson Avenue; 936 and 1104 Harlem Avenue; and 513, 515, 532 and 638 N. Carrollton Avenue to the Developer for \$5,000.00 each for a total of \$40,000.00, which will be paid at the time of settlement. The project will be funded with public and private funds.

Parity Baltimore Incorporated will purchase the vacant buildings located at 915 and 919 Edmondson Avenue; 936 and 1104 Harlem Avenue; and 513, 515, 532, and 638 N. Carrollton Avenue, which will be renovated for homeownership opportunities. The project will be drawn down in phases as funds become available: Phase 1 will include 1104 Harlem Avenue, 915 Edmondson Avenue, and 919 Edmondson Avenue; Phase 2 will include 936 Harlem Avenue, 513 N. Carrollton Avenue, 515 N. Carrollton Avenue, 532 N. Carrollton Avenue, and 638 N. Carrollton Avenue.

The authority to sell these properties is within Article 13, § 2-7(h) and Article 28, § 8 of the Baltimore City Code.

DHCD – cont'd

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

Pursuant to the Appraisal policy of Baltimore City, a Waiver Valuation determined the properties located at 915 and 919 Edmondson Avenue; 936 and 1104 Harlem Avenue; and 513, 515, 532 and 638 N. Carrollton Avenue to be valued at \$9,000.00 each and they will be sold for \$5,000.00 each for a total of \$40,000.00. The properties are being sold below the price determined by the Waiver Valuation process for the following reasons:

- the sale will serve a specific benefit to the immediate community,
- the sale will eliminate blight from the blocks, and thus eliminate blight from the neighborhood,
- the sale and renovations will return currently vacant properties to the City's tax rolls, and
- the properties are being sold for a lower negotiated price due to their condition, which will require extensive remediation.

**MBE/WBE PARTICIPATION:**

The Developer will purchase the properties for a price that is less than \$50,000.00 and will receive no City funds or incentives for the purchase or rehabilitation; therefore, MBE/WBE 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**

**7/21/2021**

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 the City-owned vacant buildings located at 2614, 2615 and 2621 W. Cold Spring Lane to Damiola Victor Akinnagbe, Developer.

**AMOUNT OF MONEY AND SOURCE:**

\$10,000.00 – 2614 W. Cold Spring Lane  
10,000.00 – 2615 W. Cold Spring Lane  
10,000.00 – 2621 W. Cold Spring Lane  
**\$30,000.00** – Purchase Price

**BACKGROUND/EXPLANATION:**

The City will convey all of its rights, title and interest in the vacant buildings located at 2614, 2615 and 2621 W. Cold Spring Lane to the Developer for \$30,000.00.

The Developer proposes to purchase the vacant buildings at located at 2614, 2615, and 2621 W. Cold Spring Lane for complete rehabilitation as single-family homes, to be sold at market rate. The Developer will be using private funds for the project.

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

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

Pursuant to the Appraisal policy of Baltimore City, a Waiver Valuation determined the properties located at 2614, 2615, and 2621 W. Cold Spring Lane to be valued at \$14,000.00 each and they will be sold for \$10,000.00 each for a total of \$30,000.00. The properties are being sold below the price determined by the Waiver Valuation process for the following reasons:

## AGENDA

### BOARD OF ESTIMATES

7/21/2021

#### DHCD – cont'd

- the sale will serve a specific benefit to the immediate community,
- the sale will eliminate blight, and
- the sale will return the properties to the City's tax rolls.

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

The Developer will purchase the properties for a price that is less than \$50,000.00 and will receive no City funds or incentives for the purchase or rehabilitation; therefore, MBE/WBE 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

7/21/2021

Department of Housing and Community Development (DHCD) - Side Yard Land Disposition Agreement

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

The Board is requested to approve and authorize execution of a Side Yard Land Disposition Agreement for the sale of a City-owned property located at 4502 Schley Avenue to Judith A. Godsey.

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

\$1,032.95 - Purchase Price

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

The lot will be sold for the price of \$1,032.95, of which \$400.00 will be held in escrow by the City for the benefit of Ms. Godsey to be applied at settlement for closing costs including transfer taxes, recordation fees, taxes and associated title services.

The Purchaser will be using private funds to pay for the acquisition and maintenance of the property.

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

The City has agreed to convey the property known as 4502 Schley Avenue to the adjacent property owner, Ms. Godsey. As a condition of the conveyance, Ms. Godsey has agreed to the terms of the Side Yard Land Disposition Agreement, which prohibits development of the parcel for a minimum of ten years.

The City may dispose of the Property by virtue of the following legal authorities: Article 13, § 2-7 (h) of the Baltimore City Code.

The property is being sold for \$1,032.95, as the Purchaser holds title on the adjacent property as owner-occupied. The rationale for the conveyance is as follows:

- the sale will serve a specific benefit to the immediate community,
- the sale will help to eliminate blight, and

## AGENDA

### BOARD OF ESTIMATES

7/21/2021

#### DHCD – cont'd

- the sale will return the property to the City's tax rolls.

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

The Purchaser will purchase these properties for a price that is less than \$50,000 and will receive no City funds or incentives for the purchase or rehabilitation; therefore, MBE/WBE is not applicable.

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

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

Department of Housing and – Acquisition by Gift  
Community Development

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the acquisition of the Fee Simple interest in 2033 Edmondson Avenue (Block 0118, Lot 030) as a gift from Monroe Equities Two, LLC.

**AMOUNT OF MONEY AND SOURCE:**

Monroe Equities Two, LLC, agrees to pay for any title work and all associated settlement costs, not to exceed \$600.00. No City funds will be expended.

**BACKGROUND/EXPLANATION:**

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

Monroe Equities Two, LLC have offered to donate to the City, title to the property at 2033 Edmondson Avenue. With the Board’s approval, the City will receive clear and marketable title to the property, subject only to certain City liens. Accepting this donation is less costly than acquiring the property by tax sale foreclosure or eminent domain.

DHCD Land Resources seeks approval to acquire the properties subject to all municipal liens, other than water bills, and all interest and penalties that may accrue prior to recording a deed. A list of open municipal liens accrued through June 30, 2021, other than water bills (which must be part of the transaction) is as follows:

Real Property 2020-2021	\$	13.00
Miscellaneous Bill #8847964		10.26
Miscellaneous Bill #9197104		159.00
Water Bill		23.80
<b>Total Liens Owed:</b>	<b>\$</b>	<b>206.06</b>

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

Department of Recreation and Parks –Partial Release of Retainage

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a Partial Release of Retainage agreement to DSM Properties, LLC.

**AMOUNT OF MONEY AND SOURCE:**

\$12,023.50 – 9938-908082-9474-000000-200001

**BACKGROUND/EXPLANATION:**

All work on Contract No. RP17817 is substantially completed and all punch list items complete. The Contractor requested a Partial Release in the amount of \$12,023.50. The remaining \$2,000.00 is sufficient to protect the interests of the City. Pursuant to Section 10.04-81 of Specifications, a “Conditional Inspection” for Contract No. RP17817-Skatepark of Baltimore- Phase III was held on March 5, 2019.

**MBE/WBE PARTICIPATION:**

DSM Properties, LLC, has demonstrated a good faith effort towards achieving both the MBE and WBE goals. The MBE Goal Attainment is 15.48% of the 17.00% goal and the WBE Goal Attainment is 3.78% of the 4.00% goal.

**MWBOO HAS APPROVED THE RELEASE.**

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

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

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

Health Department – Notice of Award

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize acceptance of the Notice of Award (NoA) from the Department of Health and Human Services, Centers for Disease Control and Prevention for the project titled, Addressing COVID-19 Health Disparities in Baltimore City. The period of the award is June 1, 2021 through May 31, 2023.

**AMOUNT OF MONEY AND SOURCE:**

\$6,732,376.00 – 4000-446721-3150-811500-404001

**BACKGROUND/EXPLANATION:**

The purpose of this new funding initiative is to address COVID-19 related health disparities and advance health equity by expanding state, local, US territorial, and freely associated state health department capacity and services.

The intended outcomes are to: 1) reduce COVID-19 related health disparities, 2) improve and increase testing and contact tracing among populations at higher risk and that are underserved, including racial and ethnic minority groups and people living in rural communities, and 3) improve state, local, US territorial and freely associated state health department capacity and services to prevent and control COVID-19 infection (or transmission) among populations at higher risk and that are underserved, including racial and ethnic minority groups and people living in rural communities.

The Department will use a portion of the funds to create 11 General Services Specialist positions related to this NoA.

The NoA is late because of administrative delays.

**APPROVED FOR FUNDS BY FINANCE**

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

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

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

Health Department – Notice of Award

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize acceptance of a Notice of Award (NoA) from the U.S. Department of Health and Human Services (HHS), Centers for Disease Control and Prevention (CDC), for the project titled “Integrated Viral Hepatitis Surveillance and Prevention funding for Health Departments.” The period of the award is May 1, 2021 through April 30, 2022.

**AMOUNT OF MONEY AND SOURCE:**

\$601,228.00 - 4000-446421-3150-736900-404001

**BACKGROUND/EXPLANATION:**

The Department will utilize funds to transform currently segmented and separated activities into an integrated viral Hepatitis project. The Department will expand jurisdictional surveillance for acute Hepatitis A, B, and C; perinatal Hepatitis C; and chronic Hepatitis B and C in collaboration with the Maryland Department of Health and facilitate the development and implementation of a city-wide Hepatitis elimination plan.

The NoA is late because of delays in the administrative process.

**APPROVED FOR FUNDS BY FINANCE**

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

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

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

Health Department – Agreements

The Board is requested to approve and authorize execution of the various agreements. The period of the agreement is January 1, 2021 through December 31, 2021, unless otherwise indicated.

1. **TOTAL HEALTH CARE, INC. (THC)** **\$ 109,156.00**

Account: 4000-499021-3023-718000-603051

The organization will utilize the funds to provide screening and refer all patients who are identified as HIV negative and at an increased risk for exposure or partners of HIV positive persons to Pre-exposure Prophylaxis (PrEP). Furthermore, THC will conduct free HIV testing for all patients ages 13 years old and up, monitor adherence for all patients to which PrEP is prescribed, and provide necessary required Sexually Transmitted Infections (STIs) screening and laboratory screening tests associated with PrEP adherence. THC will also provide HIV counseling, linkage to care for newly diagnosed and People Living with HIV, and referrals for Partner Services (PS).

**MBE/WBE PARTICIPATION:**

The Minority and Women’s Business Opportunity Office (MWBOO) confirms the funding sources associated with the Baltimore City Health Department (BCHD) grant programs, technical agreements, and community health services are obtained through the Federal Government and State of Maryland. Through this fiduciary alliance, the BCHD serves as a liaison and oversight agency to ensure funding is appropriated to the designated Citywide public health programs and services. Due to the restricted allocation of Federal and State funds, the Baltimore City MBE/WBE goals and MWBOO compliance monitoring are not applicable. For this reason, waivers are granted to warrant the appropriate approval for all Federal and State funded resources.

2. **UNIVERSITY OF MARYLAND, BALTIMORE** **\$ 24,940.12**

Account: 4000-499621-3080-294213-603051

The organization will utilize the funds to provide Facilitating Attuned Interactions (FAN) training and consultation activities conducted by the University of Maryland Department of Social Work’s Institute for Innovation and Implementation’s Parent, Infant, & Early Childhood (PIEC) Team, in contracted partnership with the Erikson

## AGENDA

### BOARD OF ESTIMATES

7/21/2021

#### Health Department – cont'd

Institute's FAN Program. FAN training will support the Department's Bureau of Maternal and Child Health leadership and enhance their supervision of staff and communication within the leadership team. The period of the agreement is February 1, 2021 through June 30, 2021.

The agreement is late because of administrative delays.

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

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

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



**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

Health Department – Ratifications

The Board is requested to approve the ratifications of the Notices of Grant Awards (NGA) from the Maryland Department of Aging (MDoA) for the various programs.

- 1. **SENIOR ASSISTED LIVING GROUP HOME SUBSIDY PROGRAM** **\$ 34,334.00**

Account: 5000-534020-3254-767800-607001

On September 18, 2019, the Department received the initial NGA from the MDoA in the amount of \$529,572.00 for the period of July 1, 2019 through June 30, 2020.

On August 5, 2020, the Board ratified this NGA in the amount of \$529,572.00 for the period of July 1, 2019 through June 30, 2020.

On June 23, 2020, the Department received a second NGA from the MDoA in the amount of \$34,334.00, increasing the award to \$563,906.00 for the period of July 1, 2019 through June 30, 2020. The Board is now requested to ratify the increase.

This NGA allowed the Department to accept and utilize funds received from MDoA for State funded programs. These funds provided a variety of services for older adults residing in Baltimore City.

The NGA is late because of delays in the administrative process.

- 2. **MONEY FOLLOWS THE PERSON (MFP) OPTIONS COUNSELING PROGRAM** **\$ 40,625.00**

Account: 5000-533821-3254-767700-405001

The NGA provided funding for the MFP Options Counseling Program. The Department continued to provide counseling to assist individuals who transitioned out of nursing homes and other institutions into the community. The period of the NGA was July 1, 2020 through June 30, 2021.

The NGA is late because of administrative delays.

**APPROVED FOR FUNDS BY FINANCE**

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

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

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

Health Department – Ratify Amendment to Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to ratify the Amendment to Agreement (Agreement) with the Johns Hopkins University, School of Medicine (JHU). The period of the Agreement was March 1, 2020 through February 28, 2021.

**AMOUNT OF MONEY AND SOURCE:**

(\$25,632.00) – 4000-427720-3023-273317-603051

**BACKGROUND/EXPLANATION:**

On August 26, 2020, the Board approved the original agreement in the amount of \$25,632.00 for the period March 1, 2020 through February 28, 2021.

The Department reduced the Agreement by \$25,632.00 for reduction of services. This made the total agreement amount \$0.00.

The Amendment to Agreement is late because budget revisions delayed its processing.

**MBE/WBE PARTICIPATION:**

N/A

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

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

## AGENDA

### BOARD OF ESTIMATES

7/21/2021

Health Department – Memorandum of Understanding (MOU)

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

The Board is requested to approve and authorize execution of the MOU between the Maryland Department of Health (MDH), Medicaid Managed Care Administration, and the Baltimore City Health Department (BCHD), "Local Health Department (LHD). The period of the award is July 1, 2021 through June 30, 2022.

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

The Local Health Department will be awarded F564N funds in the form of a supplement to the Administrative Care Coordination (ACC) Grant supported by 50% State and 50% matching Federal funds in accordance with the LHD funding award on the Unified Funding Document (UFD).

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

The MOU is entered into between the MDH, Office of Health Services and the BCHD, the Local Health Department, for the purpose of defining the responsibilities of the Supplemental Administrative Care Coordination (ACC) Grant (F564N).

The Supplemental ACC Grant (F564N) means the funding which originates in the LHD Funding System (LHDFS) made by the DHMH to the BCHD, which is reflected on the Unified Funding Document (UFD) and is subject to all administrative and fiscal policy originating in the LHDFS and all conditions of the award.

The BCHD will maintain sufficient records of all costs charged to the grant award and comply with all terms and conditions set forth in the Conditions of Award, and assure that any cost claimed under this MOU does not duplicate costs claimed through other federal funding. The BCHD will be awarded the ACC grant funds in the form of a supplement to the ACC grant supported by 50% State and 50% matching Federal funds in accordance with the LHD funding award on the UFD at the beginning of the fiscal year.

The MOU is late because of delays in the administrative process.

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

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

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

Department of General Services – Grant Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize acceptance of a Grant Agreement from the Maryland Energy Administration (MEA) and approve the extension of the deadline for grant execution. The Grant Agreement is effective upon the date that the fully executed Grant Agreement is received by MEA, as determined by the official MEA date stamp on the first page of the Grant Agreement.

**AMOUNT AND SOURCE OF FUNDS:**

Up to \$100,000.00 - 5000-521921-1914-718200-405001 – Revenue Account

**BACKGROUND/EXPLANATION:**

MEA awarded \$100,000.00 to the City for its FY21 Resilient Maryland Program. This program provides funds for completion of planning and design of community and campus microgrids and resilient energy systems.

The award is for DGS to conduct a feasibility analysis and implementation barrier report of the downtown municipal campus consisting of 14 city buildings that provide essential city services core to functionality of government. Microgrid components considered will be Combined Heat and Power (CHP), solar photovoltaic, electric vehicle charging, and battery energy storage. All deliverables must be complete by June 31, 2022.

MEA gave the City a six-week extension for the Board to approve the grant agreement, which is required as the original agreement only allowed for 10 business days.

**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 and Extension have been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

Department of General Services - Task Assignment

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the assignment of Task No. 011 to Manns Woodward Studios, Consultant, under Project No. 1218, 88 State Circle Architectural Design Services. The period of the task is 12 months.

**AMOUNT OF MONEY AND SOURCE:**

\$237,718.63 – 9916-903384-9197-900000-703032

**BACKGROUND/EXPLANATION:**

Manns Woodward Studios, will provide architectural design services needed for renovations to 88 State Circle. 88 State Circle serves as the City’s satellite office in Annapolis and provides critical work space for the Mayor’s Office of Government Relations during the General Assembly Session.

The property has not had any capital investment since 1985 and all building systems are beyond end of life and failing. The renovation also will convert unused space into commercial leased space, generating revenue for the City.

**MBE/WBE PARTICIPATION:**

Manns Woodward Studio has committed to utilizing the following firms as part of this task.

<b>MBE:</b> Navarro & Wright	\$ 30,867.89	12.98%
CC Johnson & Malhotra	<u>70,102.11</u>	<u>24.49%</u>
	<b>\$100,970.00</b>	<b>42.47%</b>
<b>WBE:</b> Carroll Engineering	\$ 38,617.13	16.24%
MK Consultants	<u>8,362.00</u>	<u>3.52%</u>
	<b>\$ 46,979.13</b>	<b>19.76%</b>

**THE EAR WAS APPROVED BY MWBOO ON APRIL 23, 2021.**

**APPROVED FOR FUNDS BY FINANCE**

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

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

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.

	<b><u>LOCATION</u></b>	<b><u>APPLICANT</u></b>	<b><u>PRIVILEGE/SIZE</u></b>
1.	808 S. Broadway	E. Pikounis Construction Co., Inc.	One flat sign 15.27 sq. ft., one bracket sign 5.4. sq. ft.
	Flat charge: \$264.20		
2.	401 Aisquith Street	420 Aisquith, LLC c/o Mission First	Egress ramp 26.7' x 6.2'
	Flat charge: \$ 25.00		
3.	46 S. Carrollton Avenue	46-48 S. Carrollton, LLC	Bilco door 2' x 4'
	Annual charge: \$168.80		

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

## AGENDA

### BOARD OF ESTIMATES

7/21/2021

Department of Transportation – Amendment No. 2 to On-Call Agreement

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

The Board is requested to approve and authorize execution of Amendment No. 2 to Agreement with STV, Incorporated, under Project No. 1257 On-Call Conduit Infrastructure Design Services. This Amendment No. 2 will extend the period of the agreement through August 15, 2024 and increase the upset limit by \$500,000.00.

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

To be determined with each individual project. The upset fee is \$500,000.00. No funds are required at this time.

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

On August 16, 2017, the Board approved the original Agreement in the amount of \$2,000,000.00 with STV, Incorporated for a period of three-years to assist the Conduit Division in providing on site project management and/or inspectors, staff support, GIS support and other miscellaneous tasks for various Capital Improvement Projects for the proposed improvements to the City's system of Streets and Highways.

On July 15, 2020, the Board approved Amendment No.1 with a two-year time extension and an increase to the upset limit by \$750,000.00 to complete extra work to maintain Conduit professional services support.

The Department is now requesting a two-year time extension with an increase to the upset limit of \$500,000.00 to complete extra work to maintain continued Conduit professional service support. This Board approval will result in an expiration date of August 15, 2024 and an upset limit of \$3,250,000.00.

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

The consultant will comply with Article No.5, Subtitle 28 of the Baltimore City Code and the MBE and WBE goals established in the original agreement.

**MBE:** 27.00%

**WBE:** 10.00%

## AGENDA

### BOARD OF ESTIMATES

7/21/2021

#### Department of Transportation – cont'd

The preparation of this task included an evaluation of the consultant's contract minority participation status. On the date of preparation, the consultant achieved 12% of the MBE goal and achieved 15% of the WBE goal. The contract has a remaining capacity of \$447,889.95 that will allow the consultant to meet the remaining 15.00% of the MBE goal.

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

(The Amendment No. 2. To On-Call Agreement has been approved by the Law Department as to form and legal sufficiency.)



**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

Department of Transportation – Partial Release of Retainage

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a Partial Release of Retainage agreement to Santos Construction Co. Inc.

**AMOUNT OF MONEY AND SOURCE:**

\$56,511.13 – 9950-903494-9504-000000-200001

**BACKGROUND/EXPLANATION:**

All work on Contract No.TR19004 is substantially completed and all punch list items complete. The Contractor requested a Partial Release in the amount of \$56,511.13. The remaining \$2,000.00 is sufficient to protect the interests of the City. Pursuant to Section 10.04-81 of Specifications, a “Conditional Inspection” for Contract No. TR19004 Reconstruction of Alleys Citywide was held on March 5, 2020.

**MBE/WBE PARTICIPATION:**

Santos Construction Co. Inc. has demonstrated a good faith effort towards achieving both the MBE and WBE goals. The assigned goals are MBE-36%; WBE-13% and Santos Construction Co., Self-Performed the MBE goal and achieved 15.84% of the WBE goal.

**MWBOO HAS APPROVED THE RELEASE.**

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

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

## AGENDA

### BOARD OF ESTIMATES

7/21/2021

Department of Public Works/Office of – Amendment No. 1 to Agreement  
Engineering & Construction

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

The Board is requested to approve and authorize execution of Amendment No. 1 to Agreement with KCI Technologies, Inc. under Project 1266K On-Call Wastewater Engineering Services. The Amendment extends the period of the Agreement from June 27, 2021 to June 27, 2022.

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

\$1,500,000.00 – Upset limit increase (To be determined with each individual project.)

No funds are required at this time.

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

On June 27, 2018, the Board approved the agreement with KCI Technologies Inc. for On-Call Wastewater Engineering Services for a period of three years with two additional one-year extensions at the City's sole option and an upset limit of \$1,000,000.00.

The Office of Engineering and Construction (OEC) of the Department of Public Works requests extending Project 1266K for one year to continue providing urgent On-Call Wastewater Engineering Services to address wastewater emergencies such as immediate response and recommending corrective measures, evaluation and assessment, design of rehabilitation, repairs and new construction, construction management services, and field inspections to improve the City's sanitary systems.

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

The Consultant will continue to comply with Article No.5, Subtitle 28 of the Baltimore City Code and the MBE and WBE goals established in the original agreement which were:

**MBE:** 27%

**WBE:** 10%

The current attainment for MBE and WBE is 23% and 8%, respectively.

## AGENDA

### BOARD OF ESTIMATES

7/21/2021

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

#### **AUDITS NOTED THE TIME EXTENSION AND THE 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**

**7/21/2021**

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

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a Full Release of Retainage agreement to Proven Management, Inc. for Sanitary Contract No. 933 – High-Level Interceptor Cleaning.

**AMOUNT OF MONEY AND SOURCE:**

\$194,723.65 – 9956-905620-9551-000000-200001

**BACKGROUND/EXPLANATION:**

As of December 19, 2016, Proven Management, Inc. has completed all punch list items for SC933. The Contractor has requested a Full Release of Retainage for \$194,723.65. The City holds \$194,723.65 in retainage for the referenced project, and the contractor is requesting to reduce the amount of retainage to \$0.00. The remaining amount listed above is sufficient to protect the interest of City.

**MWBOO HAS APPROVED THE RELEASE.**

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

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

**TRANSFERS OF FUNDS**

\* \* \* \* \*

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

57 - 61

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

AGENDA

BOARD OF ESTIMATES

7/21/2021

TRANSFERS OF FUNDS

	<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
<u>Department of Housing and Community Development (DHCD)</u>			
1.	<b>\$274,740.07</b> 3 <sup>rd</sup> Community & Economic De- velopment	9910-905261-9588 Urgent Demolition ACT2	9910-905176-9588 Urgent Needs Stabilize – Demo
	<p>The funding will be used to stabilize buildings selected by the DHCD due to their poor structural condition, as part of an overall neighborhood revitalization strategy in the DHCD target areas. With a large backlog of vacant buildings in near-emergency condition throughout the City, these funds are vital to the rapid stabilization of distressed blocks in West and East Baltimore. The DHCD demolitions funded will support urban renewal by clearing the way for redevelopment and re-use, contributing to the gradual recovery of the local housing market.</p>		
2.	<b>\$1,500,000.00</b> 3 <sup>rd</sup> Community & Economic Development Bonds	9910-914983-9587 Demo of Blighted Structures	9910-908262-9588 Demo of Blighted Structures 2

This fund transfer will be used to demolish or stabilize buildings selected by the DHCD due to their poor structural condition, as part of an overall neighborhood revitalization strategy in the DHCD target areas. With a large backlog of vacant buildings in near-emergency condition throughout the City, these funds are vital to the rapid stabilization of distressed blocks in West and East Baltimore. The DHCD demolitions funded will support urban renewal by clearing the way for redevelopment and re-use, contributing to the gradual recovery of the local housing market.

AGENDA

BOARD OF ESTIMATES

7/21/2021

TRANSFERS OF FUNDS

	<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
<u>Department of Public Works</u>			
3.	<b>\$ 50,000.00</b> Revenue Bond	9960-936001-9558 Construction Reserve	9960-906967-9557-3 Study & Design

The transfer will cover advertisement and miscellaneous startup costs for WC 1421, Montebello WFP Solar Panels.

Department of Transportation

4.	<b>\$200,000.00</b> Other	9950-944002-9507 Constr. Reserve Reserve for Closeouts	9950-918073-9508 B&P Tunnel Replace Program
----	------------------------------	--	---

The transfer will cover the costs of design reviews, fees, and other payments that may be required by the City and requested by Amtrak; to support the City’s reviews and approvals of design and construction of the project, “B&P Tunnel Replacement Program.”

Department of Recreation and Parks

5.	<b>\$110,000.00</b> 3 <sup>rd</sup> Parks & Public Facilities	9938-905112-9475 Cylburn Facility & Garden Impr.— Reserve	9938-906112-9474 Cylburn Facility Improvements— Active
----	---	--	---

The transfer will provide funds to cover the costs associated with greenhouse ventilation fans at Cylburn Greenhouses.

6.	<b>\$ 15,000.00</b> 2 <sup>nd</sup> Parks & Public Facilities	9938-908111-9475 Historic Park Facility Renovations Reserve	
----	--	--	--

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

**TRANSFERS OF FUNDS**

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
<u>Department of Recreation and Parks – cont'd</u>		
45,000.00	" "	
State - Program		
<u>Open Space</u>		
<b>\$ 60,000.00</b>	-----	9938-910111-9474 Historic Park Facility Renovations Active

The transfer will provide funds to cover the costs associated with shingle roof replacement at the Cylburn Mansion.

Department of General Services (DGS)

7.	\$625,000.00	9916-904286-9194
	3 <sup>rd</sup> Parks &	Engine 8 Roof Re-
	Public	placement – Reserve
	Facilities Loan	
	5,864.16	9916-905209-9197
	General Funds	Fire Squad 54 Window
		Replace – Active
	19,305.93	9916-906293-9197
	General Funds	Engine 51 Windows –
		Active
	9,840.87	9916-906341-9197
	General Funds	Engine 47 Windows –
		Active
	24,163.15	9916-907342-9197
	<u>General Funds</u>	Engine 57 Windows –
	<b>\$684,174.11</b>	Active



**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

**TRANSFERS OF FUNDS**

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
<u>DGS – cont'd</u>		
\$625,000.00	-----	9916-903586-9197
3 <sup>rd</sup> Parks & Public Facilities Loan		Engine 8 Roof Replacement – Active
59,174.11	-----	" "
<u>General Funds</u>		
<b>\$684,174.11</b>		

The existing roof at Engine 8 is damaged. It has surpassed its useful life and must be replaced.

This transfer will provide funds to the DGS for the roof replacement at Engine 8 and all associated in-house costs. This roof replacement will help prevent further water intrusion and damage in the building while preserving its interior integrity.

**Baltimore Development Corporation**

8.	\$ 21,045.56	9910-909060-9600	9910-903361-9601
	1 <sup>st</sup> Comm. EBF	Constr. Reserve Business Park Upgrades	Business Park Upgrades ACT
	55,000.00	" "	" "
	2 <sup>nd</sup> Comm. EBF		
	23,954.44	9910-908040-9600	" "
	<u>24<sup>th</sup> EBF</u>	Constr. Reserve Business Park Maint./ Upgrades	
	<b>\$100,000.00</b>		

TRANSFERS OF FUNDS

AMOUNT

FROM ACCOUNT/S

TO ACCOUNT/S

Baltimore Development Corporation

This transfer will provide funding for landscape ground maintenance and upgrades within the City's business parks ensuring the continual immaculate appearance of the sites.

## AGENDA

### BOARD OF ESTIMATES

7/21/2021

Office of the Comptroller – Report of Corrective Actions/Baltimore Police  
Department Audit Findings

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

The Board is requested to direct the Police Commissioner to provide the City Auditor by July 28, 2021 a written update on the status of its efforts to address the findings and repeat findings noted in the Biennial Performance Audit Report submitted to the Board on July 17, 2020.

The Board is also requested to summon the Police Commissioner and representatives of the Police Department to present the update at the regular meeting of the Board on August 4, 2021.

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

N/A

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

On July 17, 2020, the City Auditor presented to the Board the Baltimore Police Department's Biennial Performance Audit Report for Fiscal Years Ended June 30, 2019 and 2018. The Audit Report was noted by the Board after discussion, as part of the non-routine agenda at its regular meeting on July 17, 2020.

The Baltimore Police Department's Biennial Performance Audit Report for Fiscal Years Ended June 30, 2019 and 2018 contained five Findings and eight Repeat Findings as well as Recommendations to address each Finding or Repeat Finding.

In its "Management's Response to the Audit Report," the BPD committed to implementing corrective actions for each of the Findings and Repeat Findings by a certain date. In keeping with past practice for audit report updates, the Board is requested to direct the Police Commissioner to provide a written update on its corrective actions to the City Auditor for review by July 28, 2021.

Under the City Charter, Article VI, Section 2, "To exercise its powers and perform its duties, the Board may promulgate rules and regulations and summon before it the heads of departments, bureaus or divisions, municipal officers, and members of commissions and boards." In accordance with this provision of the Charter, the Board is requested to formally summon the Police Commissioner to its meeting on August 4, 2021, to give the Board a comprehensive update on the implementation of all corrective actions the BPD committed to in its Response to the Biennial Performance Audit.

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

N/A

## AGENDA

### BOARD OF ESTIMATES

7/21/2021

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 Robert Johnson (Plaintiff) against the Baltimore Police Department (BPD), two former members of the BPD's Gun Trace Task Force (GTTF), former Police Commissioners Batts and Bealefeld, and the Mayor and City Council of Baltimore. The Plaintiff alleged numerous federal claims against the BPD and GTTF officer defendants.

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

\$525,000.00 - 2045-000000-1450-716700-603070.

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

On or about August 27, 2014, then-Officers Momodu Gondo and Jemell Rayam initiated a traffic stop of a vehicle in which the Plaintiff was a passenger. Following the stop, Officer Gondo recovered a firearm from the Plaintiff's person. The Plaintiff, who has a prior criminal record, was charged with firearms-related offenses. The Plaintiff pled guilty to one charge and served approximately 4 years in prison.

In 2017, Gondo and Rayam each pled guilty to federal charges involving RICO violations. Subsequently, the Plaintiff and the State's Attorney's Office (SAO) jointly moved to withdraw the Plaintiff's guilty plea due to the Officers' involvement in the Plaintiff's arrest and conviction. The SAO then dismissed the original charges.

In 2019, the Plaintiff initiated the current lawsuit, alleging that there was no probable cause for the traffic stop and that Officer Gondo planted the firearm in the vehicle and then attributed it to the Plaintiff. The Plaintiff's Complaint included state claims of false arrest, false imprisonment, intentional infliction of emotional distress and federal claims for fabrication of evidence, negligent supervision and training, and a custom or policy of deliberate indifference.

In order to resolve this case, avoiding the expense, time, and uncertainties of further protracted litigation and the potential for an excess judgment, the BPD and the City agreed to offer Johnson a settlement payment of \$525,000.00, for complete settlement of the case. In return, Johnson agreed to dismiss all claims against the former GTTF Officers and the Baltimore Police Department.

## AGENDA

### BOARD OF ESTIMATES

7/21/2021

#### Department of Law – cont'd

Based on a review by the Settlement Committee of the Law Department, a recommendation to settle is made to the Board of Estimates to approve the settlement of this case to avoid a potential adverse jury verdict. As with the prior GTTF settlements, the Law Department believes this settlement is in the best interest of both the City and the Plaintiff, who may have been harmed by the misconduct of former GTTF members.

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

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

Law Department - Opinion – Request for Refund  
of Real Property Taxes

The Board is requested to approve a refund of real property taxes for the following claimant.

On May 5, 2021, the Board approved a refund for Mr. Devaney. This is a revised claim for an additional refund of real property taxes which includes corrections to the prior request.

It is the opinion of the Law Department that the claimant has met the qualifications for a real property tax exemption for disabled veterans, and that the claimant is eligible to receive a refund of taxes paid because the claimant was honorably discharged from the armed services, declared by the Veteran’s Administration to have a permanent 100% service connected disability, and resided in a single family dwelling during the period in question. It has been determined that the claimant is entitled to a refund of real property taxes, which were paid as follows:

- |                           |                   |
|---------------------------|-------------------|
| <u>Claimant</u>           | <u>Property</u>   |
| 1. <b>WILLIAM DEVANEY</b> | 302 Chancery Road |

Levy Year	Amount Paid	Date	Prior Refund	Refund Amount
2020/2021	\$9,712.56	12/23/20	\$4,432.41 & \$1,743.40	
2019/2020	9,339.69	12/30/20		<b>\$ 3,212.85*</b>

\*February 26, 2020 - June 30, 2020 (126 days)

Section 7-208 (a), (b), and (c) of the Tax Property Article of the Code of Maryland provides an exemption from real property taxes for a dwelling house occupied by not more than 2 families and owned by a disabled veteran or a disabled veteran’s spouse.

Section 7-208 (a)(2) defines “disabled veteran” as an individual who:

- (1) is honorably discharged or released under honorable circumstances from any service in any branch of the armed forces; and

## AGENDA

### BOARD OF ESTIMATES

7/21/2021

#### Law Department – cont'd

- (2) has been declared by the Veterans Administration to have a permanent 100% service-connected disability that results from blindness or other disabling cause that:

- A. is reasonably certain to continue for the life of the veteran; and
- B. was not caused or incurred by misconduct of the veteran.

**RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS**

\* \* \* \* \*

The Board is requested to  
approve award of  
the formally advertised contract  
listed on the following pages:

68 - 69

to the low bidder meeting specifications,  
or reject bids on those as indicated  
for the reasons stated.

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



**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

**RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS**

Department of Transportation  
DOT Engineering and Construction

- |  |                                      |              |
|--|--------------------------------------|--------------|
| 1. TR 20019, Loch Raven Watershed Ford Crossing (LR-2, LR-8, LR-11, LR-12) | Monumental Paving & Excavating, Inc. | \$699,993.15 |
|--|--------------------------------------|--------------|

(Dept. of Transportation)

**MBE/WBE PARTICIPATION:**

Monumental Paving & Excavating, Inc. has complied with the Minority and Women’s Business Opportunity Office goal. MWBOO set goals of 12% MBE and 7% WBE. As part of its bid, Monumental Paving & Excavating, Inc. has committed to the following:

<b>MBE:</b> T.E.Jeff	\$ 86,000.00	12.29%
<b>WBE:</b> S&L Trucking, LLC	\$ 43,769.00	6.25%
<b>WBE:</b> Empire Landscaping, LLC	\$ 5,643.00	0.81%

Total MBE: \$86,000.00 – 12.29%

Total WBE: \$49,412.00 – 7.06%

**MWBOO FOUND VENDOR IN COMPLIANCE ON MAY 11, 2021.**

Department of Public Works/Office  
of Engineering and Construction

2. **TRANSFER OF FUNDS**

<b><u>AMOUNT</u></b>	<b><u>FROM ACCOUNT/S</u></b>	<b><u>TO ACCOUNT/S</u></b>
\$453,595.56 Water Revenue Bond	9960-906068-9558 Watershed Road & Culvert Maintenance	

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

**RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS**

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

\$302,397.04                   "                   "  
County Revenue

**\$755,992.60**

9960-908763-9557-6  
Construction

This transfer will cover advertisement costs of TR 20019, Loch Raven Watershed  
Ford Crossing (LR-2, LR-8, LR-11, LR-12).

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

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

<b><u>VENDOR</u></b>	<b><u>AMOUNT OF AWARD</u></b>	<b><u>AWARD BASIS</u></b>
----------------------	-------------------------------	---------------------------

Bureau of Procurement

- |   |         |         |
|---|---------|---------|
| 1. <u>SICO AMERICA, INC.</u>  | \$ 0.00 | Renewal |
| 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.

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.

- |  |                |           |
|--|----------------|-----------|
| 2. <u>MOTOROLA SOLUTIONS, INC.</u>   | \$2,671,660.35 | Extension |
| 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.

**AGENDA**

**BOARD OF ESTIMATES**

**7/21/2021**

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

**VENDOR    AMOUNT OF AWARD    AWARD BASIS**

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 equipment and/or service is recommended.

**MBE/WBE PARTICIPATION:**

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

**12:00 NOON**

**ANNOUNCEMENT OF BIDS RECEIVED**

**AND**

**OPENING OF BIDS, AS SCHEDULED**