

## NOTICES

### 1. PROTESTS

**ALL PROTESTS MUST BE RECEIVED NO LATER THAN 12:00 NOON ON TUESDAY, PRECEDING THE BOARD OF ESTIMATES' MEETING.**

**ALL PROTESTS MUST BE IN WRITING AND STATE:**

1. whom you represent,
2. what the issues are, and
3. how the protestant will be harmed by the proposed Board of Estimates' action.

Please submit all protests to Board of Estimates, Attn:  
Clerk, Room 204 City Hall, 100 N. Holliday Street,  
Baltimore, Maryland 21202.

### 2. APRIL 3, 2013, AGENDA - DEADLINE

The deadline for submission of items for the Board of Estimates' Agenda for April 3, 2013, is no later than 11:00 a.m. on Tuesday, March 26, 2013.

BOARD OF ESTIMATES' AGENDA - MARCH 20, 2013

THE DEPARTMENT OF FINANCE  
WILL PRESENT THE  
PRELIMINARY BUDGET RECOMMENDATIONS FOR FY 2014  
TO THE BOARD OF ESTIMATES

AGENDA

BOARD OF ESTIMATES

03/20/2013

BOARDS AND COMMISSIONS

1. Prequalification of Contractors

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

Absolute Underground, Inc.	\$ 8,000,000.00
Advanced Government & Industrial Security, Inc.	\$ 54,000.00
Autumn Contracting, Inc.	\$ 36,562,000.00
Bob Andrews Construction, Inc.	\$ 666,000.00
John W. Brawner Contracting Company, Inc.	\$ 1,944,000.00
Mylander Builders, LLC	\$ 1,413,000.00
Norair Engineering Corp. and Subsidiary	\$ 8,000,000.00
Schemm Electric Co., Inc.	\$ 8,000,000.00
Strait Steel, Inc.	\$ 8,000,000.00
Total Civil Construction & Engineering, LLC	\$ 8,000,000.00

2. Prequalification of Architects and Engineers

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

Alpha Construction and Engineering Corporation	Engineer
Bryant Mitchell, PLLC	Architect
Daniel Consultants, Inc.	Engineer Land Survey

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

**BOARDS AND COMMISSIONS** - cont'd

Endesco, Inc.	Engineer
Grimm and Parker Architects	Architect
InfraMap Corp.	Engineer Property Line Survey
Shah & Associates, Inc.	Engineer

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Baltimore Development Corporation - Lease Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a lease agreement with D&L Foreclosure Cleanup, LLC, tenant, for the rental of a portion of the property known as 2901 Druid Hill Park Drive, Suite 103, at the Business Center @ Park Circle, consisting of 912 square feet of space. The period of the agreement is February 1, 2013 through January 31, 2016, with one 3-year renewal option.

**AMOUNT OF MONEY AND SOURCE:**

<u>Year</u>	<u>Annual Rent</u>	<u>Monthly Installments</u>
1	\$12,768.00	\$1,064.00
2	\$13,278.72	\$1,106.56
3	\$13,809.87	\$1,150.82

**BACKGROUND/EXPLANATION:**

The tenant is a full-service cleaning company that services residential and commercial properties, including REO's bank/lender owned investments and rentals. D&L Foreclosure Cleanup, LLC is fully bonded and insured and has offices in Maryland and Pennsylvania. The company has been in business for four years and has four administrative staff and up to 20 field staff. The leased premises will be used for general office purposes.

The space is leased on an "As Is" basis with the exception of paint and carpet installation by the landlord. The tenant will be responsible for any additional improvements or build-out of the premises. All other landlord services such as utilities, limited janitorial services, maintenance and repairs to the premises are included in the base rent.

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

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

BDC - cont'd

The lease agreement is late because of delays in obtaining the required signatures from the tenant and was inadvertently not processed in a timely manner.

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

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Baltimore Development Corporation - Lease Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a lease agreement with Baltimore Adolescent Treatment and Guidance Organization, Inc. (BATGO) tenant, for the rental of a portion of the property known as 2901 Druid Hill Park Drive, Suites A201, A22, A1 & A3, at the Business Center @ Park Circle, consisting of 2,877 square feet of space. The period of the agreement is March 1, 2013 through February 29, 2016, with one 3-year renewal option.

**AMOUNT OF MONEY AND SOURCE:**

<u>Year</u>	<u>Annual Rent</u>	<u>Monthly Installments</u>
1	\$40,958.76	\$3,413.23
2	\$42,597.11	\$3,549.76
3	\$44,300.99	\$3,691.75

**BACKGROUND/EXPLANATION:**

On September 12, 2007, the Board approved the original lease with BATGO, which was formerly known as Baltimore Academy and Trade Guilds, Inc., for rental of suites A201, A22, A1, A3, and C200, consisting of 3,245 square feet of space. The original lease will terminate upon approval of this lease.

BATGO is a community-based intervention treatment program for youth. BATGO provides a full range of therapeutic and career development services to program participants. BATGO has been a tenant since 2004 and is currently downsizing their space.

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

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

BDC - cont'd

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

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

The lease agreement is late because of delays in obtaining the required signatures from the tenant and it was inadvertently not processed in a timely manner.

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

AGENDA

BOARD OF ESTIMATES

03/20/2013

OPTIONS/CONDEMNATION/QUICK-TAKES:

<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
<u>Department of Housing and Community Development - Options</u>			
1. Jesse S. Weinberg	940 N. Chester St.	G/R \$36.00	\$ 330.00
Funds are available in account 9910-906416-9588-900000-704040, EBDI Phase II Project.			
2. Estate of Reuben Shiling, c/o Margaret Sharfstein, Personal Representative	962 N. Chester St.	G/R \$36.00	\$ 264.00
Funds are available in account 9910-906416-9588-900000-704040, EBDI Phase II Project.			
3. Henry A. Fischer, Jr.	918 N. Madeira St.	G/R \$60.00	\$ 550.00
Funds are available in account 9910-906416-9588-900000-704040, EBDI Phase II Project. This includes an administrative settlement of \$150.00.			
4. Robyn Engelman Cantor	2206 E. Eager St.	G/R \$54.00	\$ 495.00
Funds are available in account 9910-906416-9588-900000-704040, EBDI Phase II Project. This includes an administrative settlement of \$135.00.			

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

AGENDA

BOARD OF ESTIMATES

03/20/2013

OPTIONS/CONDEMNATION/QUICK-TAKES:

<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
<u>Dept. of Housing and Community Development - Condemnations</u>			
5. First Tabernacle Baptist Church of Baltimore Maryland	1758 E. Preston St.	F/S	\$ 4,000.00
Funds are available in account 9910-906416-9588-900000-704040, EBDI Project, Phase II.			
6. First Tabernacle Baptist Church of Baltimore Maryland	1300 N. Gay St.	F/S	\$ 3,900.00
Funds are available in account 9910-906416-9588-900000-704040, EBDI Project, Phase II.			
7. First Tabernacle Baptist Church of Baltimore Maryland	1302 N. Gay St.	F/S	\$ 2,850.00
Funds are available in account 9910-906416-9588-900000-704040, EBDI Project, Phase II.			

Department of Law - Payments of Settlements

8. Bonnie L. Wade, Trustee for Lauren L. Buckler and Taylor M. Buckler, Ronald M. Carr and Marilyn Carr (previous owners)	915 N. Madeira St.	G/R (Reversionary Interest)	\$ 50.00
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On March 28, 2012, the Board approved the acquisition of the ground rent interest, by condemnation, in 915 N. Madeira Street for the amount of \$500.00. The owner of the property

AGENDA

BOARD OF ESTIMATES

03/20/2013

OPTIONS/CONDEMNATION/QUICK-TAKES:

<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
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Department of Law - Payments of Settlements - cont'd

interest agreed to settle the condemnation case for an additional 10%. Therefore, the Board is requested to approve an additional \$50.00. The owner of the property interest was noted in the previous Board approval as Bonnie L. Wade, Trustee for Lauren L. Buckler and Taylor M. Buckler. Since that time, updated title information revealed that Ronald M. Carr and Marilyn Carr own the property interest. The condemnation action was amended to include Ronald M. Carr and Marilyn Carr as the owners.

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

9. Aeron Alberti (previous owner)	2793 Tivoly Avenue	F/S	\$ 5,500.00
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On June 13, 2012, the Board approved the acquisition of the fee simple interest, by condemnation, in 2793 Tivoly Avenue for the amount of \$22,000.00. The owner of the property interest valued it at \$38,000.00. The parties agreed to settle the action for \$27,500.00. Therefore, the Board is requested to approve an additional \$5,500.00 in settlement of this case.

Funds are available in State funds in account 9910-904326-9588-900000-704040, Coldstream Homestead Montebello Project Area.

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Police Department - Memorandum of Understanding

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a memorandum of understanding with Education & Treatment Alternatives, Inc. The period of the memorandum of understanding is March 20, 2013 through March 21, 2013.

**AMOUNT OF MONEY AND SOURCE:**

\$10,496.25 - 4000-409111-2252-690500-600000

**BACKGROUND/EXPLANATION:**

On December 22, 2010, the Board approved the Baltimore City Juvenile Screening and Diversion Program Grant Award. On August 22, 2012, the Board approved an extension of the period of the grant award through March 31, 2013.

The "Aggression Replacement Training Program" is a two-day training session for 25 employees of the Mayor's Office of Criminal Justice, the Department of Juvenile Services and the Family League and will be applied in the dealings with clients under the Diversion grant. Funding will cover the tuition, all hand-out materials, and certificates upon completion.

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

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

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Department of Human Resources - Personnel Matter

Department of Audits

The Board is requested to approve the following Personnel matter:

	<u>Hourly Rate</u>	<u>Amount</u>
1. <b>MUHAMMAD KHAN</b>	\$45.00	<b>\$93,600.00</b>

Account: 1001-000000-1310-157800-601009

Mr. Khan will work as a Special Auditor in the Department of Audits. His duties will include, but will not be limited to assisting in information technology related functions of the Department's audits, maintaining the Department's network and databases, and performing other audits or assignments, as necessary. The period of the agreement is effective upon Board approval for 12 months.

**THE PERSONNEL MATTER HAS BEEN APPROVED BY THE EXPENDITURE CONTROL COMMITTEE.**

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

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Law Department - Settlement Agreements and Releases

The Board is requested to approve the settlement agreement and release for the following claims:

1. Darren Brown, et al. v. \$150,000.00  
Detective Edward Bailey, et al.

Account: 1001-000000-2041-195500-603070

2. Nancy Arrington Green and \$200,000.00  
Anthony W. Green, as Personal  
Representative of the Estate of  
Deanna C. Green v. Mayor & City  
Council of Baltimore, et al.

Account: 2044-000000-1450-703800-603070

The settlement agreements and releases have been reviewed and approved by the Settlement Committee of the Law Department.

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

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Office of the State's Attorney - Employee Expense Statement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the expense statement for Ms. Marjorie S. Diehl for the month of January 2013 for refreshments and transportation.

**AMOUNT OF MONEY AND SOURCE:**

\$1,024.86 - 6000-602412-1150-118100-604002

**BACKGROUND/EXPLANATION:**

Ms. Diehl purchased refreshments and MTA day passes for participants in the Specialized Prostitution Diversion Program. She failed to submit the expense statement and supporting receipts by the deadline.

The Administrative Manual, in Section 240-11, states that Employee Expense Reports that are submitted more than 40 work days after the last calendar day of the month in which the expenses were incurred require Board of Estimates approval.

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

TRANSFER OF FUNDS

\* \* \* \* \*

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

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

AGENDA

BOARD OF ESTIMATES

03/20/2013

TRANSFER OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
<u>Department of Transportation</u>		
1. \$450,000.00 MVR	9950-903416-9507 Construction Reserve Hawkins Point Road Bridge	9950-902416-9506 Hawkins Point Road Bridge

This transfer will cover the expenses associated with the relocation of Dolphin Associates from 2800 Hawkins Point Road and other expenses related to the Project, "Hawkins Point Road Bridge."

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Mayor's Office - Expenditure of Funds

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize an expenditure of funds to pay the Central Parking System. The period covered by the invoice is July 7, 2012 through July 8, 2012.

**AMOUNT OF MONEY AND SOURCE:**

\$25,000.00 - 1001-000000-1250-152800-603013

**BACKGROUND/EXPLANATION:**

The outstanding invoice is for the rental of Parking Lots B and C at the Camden Yards Sports Complex during the 2012 African American Festival. During the reconciliation to finalize all vendors associated with the African American Festival, the rental of the parking lots was found to be unpaid to date. This expenditure was an oversight and the Office wishes to apologize to the Board for this error.

The African American Festival is a celebration of the cultural heritage and diversity of Baltimore's African Americans and their descendants. It is a celebration of life, music, and culture over the last 30 years and it has been the largest African American festival on the east coast. The African American Festival attracts all ages and brings together a demographic distribution of incomes, ages, education and gender. The African American Festival is an opportunity for local and national sponsors to reach a large targeted audience in a unique and positive environment.

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Mayor's Office of Human Services (MOHS) - Amendatory Agreement  
No. 1

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the amendatory agreement no. 1 with House of Ruth Maryland, Inc.

**AMOUNT OF MONEY AND SOURCE:**

\$65,000.00 - 4000-480013-3571-333618-603051

**BACKGROUND/EXPLANATION:**

On November 21, 2012, the Board approved the original agreement in the amount of \$10,948.00, with the House of Ruth Maryland, Inc. for the period July 1, 2012 through June 30, 2013. Under the terms of the original agreement, House of Ruth, Maryland, Inc. was to receive additional outside funding to cover staffing and rental assistance for the program. The additional funding was not obtained. Therefore, the MOHS would like to use available funding under the Hearth Emergency Solutions Grant to cover the loss of funding for the program. This amendatory agreement no. 1 increases the amount by \$65,000.00 for a total of \$75,948.00.

**MWBOO GRANTED A WAIVER.**

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

(The amendatory agreement no. 1 has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Mayor's Office of Info. Technology (MOIT) - Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of an agreement with Year Up, Inc. The period of the agreement is effective upon Board approval through June 30, 2013.

**AMOUNT OF MONEY AND SOURCE:**

\$24,165.00 - 1001-000000-1474-167700-603026

**BACKGROUND/EXPLANATION:**

Year Up, Inc. administers the Year Up Internship Program, a non-profit experiential training program and is in a local institution of higher education.

MOIT desires to employ students who are in the Program as interns and to provide training and a stipend to the interns.

**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**

**03/20/2013**

Mayor's Office of Info. Technology - Expenditure Authorization

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize an expenditure authorization for payments to Cunningham Communications, Inc. for overdue invoices dated February 01, 2012 through February 01, 2013.

**AMOUNT OF MONEY AND SOURCE:**

\$144,965.16 - 2042-000000-1474-165700-603013

**BACKGROUND/EXPLANATION:**

The Mayor's Office of Information Technology (MOIT) has been renting air space for communications equipment from Cunningham Communications, Inc. for several years. All invoices were paid through expenditure authorization. MOIT was recently notified that expenditure authorization payments for this type of service are no longer permitted.

The Bureau of Accounting and Payroll Services rejected the expenditure authorization for FY12 and instructed MOIT to place this service in CitiBuy. MOIT complied with this request. However, the Bureau of Purchases rejected the requisition because the lease renewal was not approved by the Board of Estimates. The Department of Real Estate confirmed that the lessor was informed of the City's intent to renew the lease. However, by inadvertence the renewal was not submitted to the Board for approval. The Department of Real Estate is currently in negotiations with Cunningham Communications, Inc. for a new lease.

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Department of Real Estate - Renewal of Lease Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize the option to renew the three-year lease with Cunningham Communications, Inc., lessor for the rental of a portion of the premises located at 3900 Hooper Avenue.

**AMOUNT OF MONEY AND SOURCE:**

Annual Rent

\$123,875.00	Oct. 1, 2010 – Sept. 30, 2011
128,835.00	Oct. 1, 2011 – Sept. 30, 2012
<u>132,948.00</u>	Oct. 1, 2012 – Sept. 30, 2013
<b>\$385,658.00</b>	- 2042-000000-1747-165700-603013

**BACKGROUND/EXPLANATION:**

The lease approved on October 15, 1997 included renewal options. The demised premises is a 400 ft. multi-unit broadcast tower, together with a building, fence and other improvements used by Mayor’s Office of Information Technology, the Baltimore Police Department, and Fire Department.

Cunningham Communications, Inc. will be responsible for maintenance and repairs, roof and all common areas of the building and utilities. The City will be responsible for liability insurance, maintenance, and repairs to equipment. By inadvertence, the approval of the renewal was not submitted to the Board of Estimates however, the lessor was informed of the City’s intent to renew the lease.

**APPROVED FOR FUNDS BY FINANCE**

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Department of Real Estate - Renewal of License Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize an option to renew the license agreement for the final term with the Good Samaritan Hospital, license for the rental of a portion of the premises located at 5601 Loch Raven Boulevard, being the west side of the hospital's main building roof. The period of the renewal is October 1, 2012 through September 30, 2017.

**AMOUNT OF MONEY AND SOURCE:**

\$ 23,369.51	Oct. 1, 2012 – Sept. 30, 2013
24,070.60	Oct. 1, 2013 – Sept. 30, 2014
24,792.71	Oct. 1, 2014 – Sept. 30, 2015
25,536.50	Oct. 1, 2015 – Sept. 30, 2016
26,302.59	Oct. 1, 2016 – Sept. 30, 2017
<b><u>\$124,071.91</u></b>	<b>- 2042-000000-1747-165700-603013</b>

**BACKGROUND/EXPLANATION:**

The demised premises, consisting of approximately 1,005 square feet, and all the space above the roof, are used for the operation and maintenance of antennae and equipment storage used by the Fire and Police Departments of Baltimore City.

The licensor was notified of the City's intent to renew the license agreement. However by inadvertence, the renewal was not submitted to the Board of Estimates. The Department apologizes for this late submission.

**APPROVED FOR FUNDS BY FINANCE**

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Department of Real Estate - Renewal of License Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize the renewal the license agreement for the fifth term with the Towers of Harbor Court Condominium, licensor for the rental of a portion of the premises located at 10 E. Lee Street. The period of the renewal is December 1, 2012 through November 30, 2013.

**AMOUNT OF MONEY AND SOURCE:**

\$66,564.92 - 2042-000000-1474-165700-603013

**BACKGROUND/EXPLANATION:**

The demised premises, consisting of approximately 841 square feet, are used by the Fire and Police Departments of Baltimore City.

The licensor was notified of the City's intent to renew the license agreement. However by inadvertence, the renewal was not submitted to the Board of Estimates. The Department apologizes for this late submission.

**APPROVED FOR FUNDS BY FINANCE**

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Department of Real Estate - Renewal of Lease Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize the fourth renewal a lease agreement with Saint Agnes Healthcare, Inc., lessor for the rental of a portion of the premises located at 900 S. Caton Avenue. The period of the renewal is October 1, 2012 through September 30, 2017.

**AMOUNT OF MONEY AND SOURCE:**

Annual Rent

\$ 24,553.57	Oct. 1, 2012 – Sept. 30, 2013
25,290.17	Oct. 1, 2013 – Sept. 30, 2014
26,048.88	Oct. 1, 2014 – Sept. 30, 2015
26,830.35	Oct. 1, 2015 – Sept. 30, 2016
<u>27,635.26</u>	Oct. 1, 2016 – Sept. 30, 2017
<b>\$130,358.23</b>	- 2042-000000-1474-165700-603013

**BACKGROUND/EXPLANATION:**

The leased premises located at 900 S. Caton Avenue, being a portion of the hospital roof containing approximately 200 square feet, 576 square feet on the 7<sup>th</sup> floor, and certain wall space located within the electrical closets in the basement of the facility used by the Fire and Police Departments of Baltimore City.

On September 30, 1997, the Board approved the original lease agreement with Saint Agnes Healthcare, Inc. for an initial term of five years, with the option to renew for five additional 5-year terms. This renewal is for the fourth term.

The lessor was notified of the City's intent to renew the license agreement. However by inadvertence, the renewal was not submitted to the Board of Estimates. The Department apologizes for this late submission.

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Department of Real Estate - Supplemental Lease Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a supplemental lease agreement with WBJC-FM, Lessee, for the rental of a portion of the property known as R1723 Reisterstown Road. The period of the supplemental lease agreement is May 1, 2013 through April 30, 2022, with an option to renew for two additional five-year terms.

**AMOUNT OF MONEY AND SOURCE:**

<u>Year</u>	<u>Annual Amount</u>
2013	\$17,608.00
2014	\$18,136.24
2015	\$18,680.33
2016	\$19,240.74
2017	\$19,817.96
2018	\$20,412.50
2019	\$21,024.87
2020	\$21,655.62
2021	\$22,305.28
2022	\$22,974.44

The rent will be paid annually on May 1st. The rent will continue to escalate annually by an amount equal to 3% over the amount of the rental payments for the preceding year. In addition, the City will receive 10% of the revenue received by the Lessee from any subtenants.

**BACKGROUND/EXPLANATION:**

On February 6, 2013, the Board approved the original Lease Agreement with WBJC-FM. The WBJC-FM, the radio station of the Baltimore City Community College will use the demised premises for a radio tower and associated equipment and buildings for WBJC-FM.

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Department of Real Estate - cont'd

This Supplemental Lease Agreement clarifies the method by which the Lessor will receive the payment of rent and additional rent by including language in the lease that the Lessee will receive an annual invoice in a format required by the State for payment. In addition, the supplemental lease clarifies that the Lessee is a government entity and not subject to real property tax.

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

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Space Utilization Committee - Lease Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of a lease agreement between the Mayor's Office of Human Services, Lessor, and DaySpring Programs, Inc., Lessee, for the rental of a portion of the property known as 5427 Belair Road, consisting of approximately 7,472 square feet. The period of the lease agreement is effective upon Board approval for two years.

**AMOUNT OF MONEY AND SOURCE:**

\$1.00 - if demanded

**BACKGROUND/EXPLANATION:**

The leased premises will be used for the DaySpring Head Start operations, providing education, health, social services, and parent-community involvement opportunities to low-income children, ages' three to five, and their families. The Lessor will be responsible for fire insurance.

The Lessee accepts the leased premises in its current existing condition and will be responsible for maintenance, repairs, minor improvements, janitorial, security and pest control. The Lessee will maintain necessary licenses for business operation. The Lessee will provide and pay for all utilities and keep the sidewalk and entrances free of ice, snow, and debris.

The Lessor and Lessee will meet to discuss proposed capital improvements and identify the party responsible to pay costs associated with such improvements.

The Space Utilization Committee approved this lease on March 12, 2013.

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

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Space Utilization Committee - Inter-Departmental Lease Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of an Inter-Departmental Lease Agreement between the Department of General Services, landlord, and the Department of Transportation, tenant, for rental of the property known as 417 E. Fayette Street, on the fifth floor, and consisting of approximately 42,788 square feet. The period of the inter-departmental lease agreement is July 1, 2012 through June 30, 2013, with the option to renew for an additional five one-year periods.

**AMOUNT OF MONEY AND SOURCE:**

<u>Annual Rent</u>	<u>Monthly Installments</u>
\$274,324.00	\$22,860.33

**BACKGROUND/EXPLANATION:**

The leased premises will be used for the administrative offices for the lessee. The Department of General Services will maintain the interior and exterior of the building, including the foundation, roof, walls, gutters, downspouts, air conditioning, ventilating and heating system, clean the floors, provide janitorial services, trash removal, pest control, and keep the sidewalks adjacent to the premises and the entrances thereto clear of ice, snow and debris.

The Department of General Services will provide for all interior and exterior lighting of the leased premises, except for damage caused by the sole negligence of the tenant, tenant's employees, guests, agents, invitees, and contractors. The landlord will also furnish and pay for all utilities that are supplied to or used at the leased premise, including oil, gas, electric and water.

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Space Utilization Committee - cont'd

The tenant will accept the leased premises in its current existing condition. The lessee will provide all equipment if applicable, necessary for the operation of the lessee's programs, including but not limited to telephone and computer services to the leased premises. The lessee will place debris from the leased premises into trash receptacles. The lessee will keep entrances, passageways, and area adjoining or appurtenant to the leased premises in a clean and orderly condition free of rubbish and obstruction.

The Space Utilization Committee approved this lease on March 12, 2013.

The lease is late coming to the Board because of administrative issues.

**APPROVED FOR FUNDS BY FINANCE**

(The Inter-Departmental Lease has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

**CITY COUNCIL BILL:**

13-0176 - An ordinance concerning Tax Credits - High-Performance Market-Rate Rental Housing for the purpose of providing a property tax credit for certain newly constructed or converted high-performance market-rate rental housing projects; imposing certain limitations, conditions, and qualifications; providing for the administration of the credit; defining certain terms; setting a date for termination of the program; and generally relating to property tax credits.

**THE DEPARTMENT OF PLANNING RECOMMENDS APPROVAL WITH THE AMENDMENT THAT THE LIST OF QUALIFIED LOCATIONS INCLUDE THE FOLLOWING:**

- (8) Station North Area, within:
  - (I) Census Tract 110200, Census Block 1000;
  - (II) Census Tract 120400, Census Block 1010;
  - (III) Census Tract 120500, Census Blocks 1001-1005, 1010-12, 1017-1027, 1030-1031, 2016-2017, 2022, 2024-2025;
  - (IV) Census Tract 120600, Census Blocks 3012-3022; and
  - (V) Census Tract 120700, Census Blocks 3026-3027

**ALL REPORTS RECEIVED WERE FAVORABLE.**

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Health Department - Agreements and Ratification of Agreements

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

- 1. UNIVERSITY OF MARYLAND, \$200,000.00**  
**BALTIMORE (UMB)**

Account: 4000-499013-3030-513201-603051

The UMB will perform services in the area of Expanded HIV Testing in Emergency Departments. The UMB will complete 6,667 HIV tests during the project period. The services will be provided at Mercy Hospital, Maryland General Hospital, and the University of Maryland Medical Center. Services will include post-test prevention counseling for all the patients newly diagnosed with HIV infection; link all patients newly diagnosed with HIV to medical care and confirm attendance to the first appointment, and refer all patients with HIV for Partner Services to the Health Department. The Bureau of Disease Control lab will provide lab services for syphilis serologies sent with the HIV confirmatory specimen and ensure that HIV-negative pregnant women are linked to prenatal care. The period of the agreement is January 1, 2013 through December 31, 2013.

This agreement is late because of a delay in the completion of required documentation.

**MWBOO GRANTED A WAIVER.**

- 2. HEALTH CARE FOR HOMELESS, INC. \$159,423.00**

Account: 4000-424513-3023-599614-603051

The organization will provide services in the area of HIV Treatment Adherence for the Ryan White Part B Program. The services will include adherence intervention to at least 45 HIV+ homeless persons that have demonstrated difficulty with appointment and/or medication compliance. The period of the agreement is July 1, 2012 through June 30, 2013.

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Health Department - cont'd

The agreement is late because the Infectious Disease and Environmental Health Administration (IDEHA) programmically manages Ryan White Part B services. The provider is asked to submit a budget, budget narrative, and scope of services. The Baltimore City Health Department thoroughly reviews the entire package before preparing a contract and submitting it to the Board of Estimates. The budget is often times revised because of inadequate information from the provider. This review process is required to comply with the grant requirements.

**MWBOO GRANTED A WAIVER.**

RATIFICATION OF AGREEMENTS

**3. HEALTH CARE FOR THE HOMELESS, INC. \$ 50,716.00**

Account: 4000-499012-3030-513200-603051

On January 8, 2013, the program manager requested an agreement with the organization for HIV Prevention - Counseling, Testing and Referral Services. The services were provided to identify HIV positive homeless individuals and engage them in comprehensive primary care and provide HIV prevention education to those who tested HIV negative. The period of the agreement was July 1, 2012 through December 31, 2012.

**MWBOO GRANTED A WAIVER.**

**4. THE JOHNS HOPKINS UNIVERSITY, INC. (JHU) \$174,237.00**

Account: 4000-499012-3030-513202-603051

On December 14, 2013, the program manager requested an agreement with the JHU. The JHU performed services in the area of Expanded HIV Testing for Disproportionately

Health Department - cont'd

Affected Populations. The deliverables on this contract included project development, project implementation, development of the decision-support software, and day-to-day management of the project. The period of the agreement was March 1, 2012 through December 31, 2012.

**MWBOO GRANTED A WAIVER.**

The agreements are late because 2012 was the first year of direct funding from the Centers for Disease Control to the City. The vendors had historically been funded by the State of Maryland. Lack of clear guidance on how to handle the transition from State to City funded delayed the initiation of contracts and compliance with new documentation requirements from the City further lengthened delays. The existing issues have been addressed and should not delay the contract process moving forward.

**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**

**03/20/2013**

Department of Housing - Employee Expense Statement  
and Community Development

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the expense statement for Mr. Daljit Bhalla for mileage during the month of September 2012.

**AMOUNT OF MONEY AND SOURCE:**

\$213.68 - 1001-000000-5832-412899-603002

**BACKGROUND/EXPLANATION:**

The request is late because the Mr. Bhalla was away from the office and was unable to complete the form. In addition, upon review of the form corrections were required, which further delayed its submission.

The Administrative Manual, in Section 240-11, states that Employee Expense Reports that are submitted more than 40 work days after the last calendar day of the month in which the expenses were incurred require Board of Estimates approval.

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Department of Housing and - Lien Release  
Community Development

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the release of liens, plus all accrued interest and/or penalties on the vacant property located at 902 - 904 W. Saratoga Street, for the transferee, First Mt. Olive Free Will Baptist Church, Inc.

**AMOUNT OF MONEY AND SOURCE:**

\$94,290.07, plus all accrued interest and/or penalties

**BACKGROUND/EXPLANATION:**

Pursuant to the Annotated Code of Maryland, Tax Property 14-806, the Board has the authority to release liens against real property under certain circumstances. In this case, the property in question complies with all requirements under the lien release law because:

- the property is a vacant building, and
- the liens exceed the assessed value of the property.

Metro Metals, Inc. donated the property located at 902 - 904 W. Saratoga Street to First Mt. Olive Free Will Baptist Church, Inc. in 1996, but an error was made and the property was not included in the deed. This release of liens on the property will enable the First Mt. Olive Free Will Baptist Church, Inc., a not-for-profit and tax-exempt entity, to record a corrective and confirmatory deed and clear the title.

Prior to recording the corrective and confirmatory deed, the First Mt. Olive Free Will Baptist Church, Inc. will pay the total flat taxes and water charges of the property in the amount of \$34,622.00.

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

DHCD - cont'd

Any additional property tax assessments, water charges, and liens that accrue from the date of this lien release will be the responsibility of the transferee to pay prior to recording. Failure to record the deed and pay the total flat taxes and water charges of \$34,622.00 within 120 days from the date of approval by the Board, will void this release.

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

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Department of Housing and - Local Government Resolution  
Community Development

The Board is requested to approve and authorize execution of the following local government resolution.

The following organizations are applying to the State of Maryland's Department of Housing and Community Development (MD-DHCD) for Neighborhood Conservation Initiative (NCI) funds or the State of Maryland, Neighborhood Business Works Program (NBWP). A local government resolution of support is required by the State for all applications to the State programs for funding.

- |   |                                 |
|---|---------------------------------|
| <b>1. COALITION TO END CHILDHOOD LEAD PAINT<br/>POISONING, INC. (THE COALITION)</b> | <b>\$1,117,696.00<br/>(NCI)</b> |
|---|---------------------------------|

The Coalition has requested \$1,117,696.00 to complete 100 interventions in vacant and foreclosed residential buildings located in zip codes 21202, 21205, 21206, 21213, and 21218 by the end of year 2014. The properties will be renovated according to the National Green and Healthy Home Initiative (GHHI) standards. These standards integrate weatherization, energy efficiency, and lead reduction to create a healthy and green living environment.

The Coalition staff will utilize its current pipelines as well as work with housing counseling agencies, Healthy Neighborhoods, and other community agencies in the target area to identify eligible properties. Following a determination of project eligibility based on NCI criteria, Coalition staff will perform an environmental assessment energy audit and will create a comprehensive scope of work needed to bring the home up to the GHHI Housing Standards that will reduce common home maintenance, repairs, and utility costs that contribute to homeowner foreclosure.

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

DHCD - cont'd

The Coalition will also conduct extensive data and evaluation to measure the impact of the GHHI/NCI investment in the home to measure the effectiveness of the GHHI model in reducing future foreclosures and tenant evictions by reducing cost burdens for families such as energy bills, water bills, medical expenses, and lost income from missed work days, etc.

- 2. THE PARKS AND PEOPLE FOUNDATION, INC. (THE FOUNDATION) \$ 500,000.00 (NCI)**

The Foundation is requesting \$500,000.00 in NCI funds, which will be used towards the renovation of the former Druid Hill Park Superintendent's House located at 2100 Liberty Heights Avenue. When complete, the nine-acre site will include significant landscaping, demonstration gardens, the rehabilitation of the park's original historic Superintendent's House and the construction of a Leadership in Energy and Environment Design (LEED) Platinum Green facility which will include a Green Technology Resource Center and Ecology Center that will also house the Foundation's offices.

- 3. THE WAYLAND BAPTIST CHURCH COMMUNITY DEVELOPEMNT CORPORATION (WBC CDC) \$4,325,000.00 (NCI)**

The WBC CDC has requested \$4,325,000.00 to support four projects. The Wayland II located in the 3000 block of Garrison Boulevard has requested \$3,775,000.00 to support the development which will house up to 48 former veterans.

One Hundred Thousand Dollars (\$100,000.00) is being requested to assist with the redevelopment of the Ashburton Apartments located at 3401 Oakfield Avenue. The 24-unit, partially renovated building was recently foreclosed upon and purchased by the Episcopal Housing Corporation (EHC). The EHC will complete the renovations which will be offered as affordable rental housing.

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

DHCD - cont'd

Three Hundred and Fifty Thousand Dollars (\$350,000.00) is being requested to acquire and renovate ten vacant properties located in the 3800 and 3900 blocks of Fairview Avenue. The properties identified for acquisition and rehabilitation are as follows: 3813, 3819, 3822, 3823, 3824, 3825, 3901, 3903, 3905, and 3917 Fairview Avenue.

The remaining \$100,000.00 is being requested for the acquisition of the Garrison Middle School and its redevelopment as a full-service community center.

Under the National Mortgage Servicing Practices Settlement, the Maryland Attorney General received just under \$60,000,000.00 in discretionary funding. Of this amount, \$14,000,000.00 is being made available for projects that stabilize Maryland neighborhoods affected by the foreclosure crisis and the related economic downturn. The funds are being made available through the NCI, which is administered through the MD-DHCD.

<b>4. THE BIRDLAND SPORTS BAR AND GRILL, LLC</b>	<b>\$ 80,000.00 (NBWP)</b>
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The Birdland Sports Bar and Grill, LLC located at 6317-6319 Belair Road, proposes to lease and rehabilitate the former Ray Charles Lounge. The property contains 7,063 square feet and is located along a commercial strip in the Cedmont neighborhood.

The owners of the Birdland Sports Bar and Grill, LLC have purchased from the owner the existing equipment and assets within the building and a BD7 liquor license and plan to purchase additional equipment and to rehabilitate the facility.

The total project cost is estimated to be \$165,000.00 including the \$50,000.00 asset purchase. The borrowers have applied for a \$35,000.00 Micro Loan from the ECDC program and the Neighborhood Business Works Program loan request is for \$80,000.00 which is to be used for the purchase of furniture, fixtures, equipment, and renovations. The establishment will create ten new jobs in the neighborhood.



**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Department of General Services - Right-of-Entry Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the right-of-entry agreement with Alcott Place Limited Partnership, having an address 2702 Keyworth Avenue.

**AMOUNT OF MONEY AND SOURCE:**

N/A

**BACKGROUND/EXPLANATION:**

The Department of General Services needs to perform work associated with General Services Contract GS 12816. This project consists of replacement and upgrade of a failing retaining wall. The failing retaining wall is on City property and access is needed through 2702 Keyworth Avenue to perform the repairs. All of this work will be performed at no cost to the property owner.

**APPROVED FOR FUNDS BY FINANCE**

(The right-of-entry agreement has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Department of General Services - Developers' Agreements

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

<u>DEVELOPER</u>	<u>NO.</u>	<u>AMOUNT</u>
1. <b>MY SON DEVELOPMENT, LLC</b>	<b>1289</b>	<b>\$26,028.00</b>

My Son Development, LLC would like to install new water service to its proposed construction located in the vicinity of 415 North Washington Street. This agreement will allow the organization to do its own installation in accordance with Baltimore City Standards.

An irrevocable letter of credit in the amount of \$26,028.00 has been issued to My Son Development, LLC which assumes 100% of the financial responsibility.

2. <b>WILLIAM C. BROWN COMMUNITY FUNERAL HOME, P.A.</b>	<b>1036</b>	<b>\$46,790.00</b>
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William C. Brown Community Funeral Home, P.A. would like to install a new water and storm water utilities to serve their proposed new construction located at 1300-1326 North Fremont Avenue. This agreement will allow the organization to do its own installation in accordance with Baltimore City Standards.

A performance bond in the amount of \$46,790.00 has been issued to William C. Brown Community Funeral Home, P.A. which assumes 100% of the financial responsibility.

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Dept. of General Services - cont'd

**MBE/WBE PARTICIPATION:**

City funds will not be utilized for the projects, therefore, MBE/WBE participation is not applicable.

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

AGENDA

BOARD OF ESTIMATES

03/20/2013

Dept. of General Services - Minor Privilege Permit Applications

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

<u>LOCATION</u>	<u>APPLICANT</u>	<u>PRIVILEGE/SIZE</u>
1. 2315 E. Monument St.	Ghulam Sarwar	Retain awning w/signage 12' x 2', two spot reflectors
Annual Charge: \$140.70		
2. 2325 E. Monument St.	Peep Eye Corporation	Retain awning w/signage 13' x 3'
Annual Charge: \$117.10		
3. 2418 E. Monument St.	Ghulam Sarwar	Retain single face electric 7'9" x 3'
Annual Charge: \$70.30		
4. 2420 E. Monument St.	Tyrone A. White	Retain single face electric sign 12' x 2 ½'
Annual Charge: \$140.60		
5. 2421 E. Monument St.	Maurice Solomon	Retain double face electric sign 6'5" x 3'6", one exhaust vent
Annual Charge: \$190.88		

AGENDA

BOARD OF ESTIMATES

03/20/2013

Dept. of General Services - cont'd

<u>LOCATION</u>	<u>APPLICANT</u>	<u>PRIVILEGE/SIZE</u>
6. 800 N. Charles St.	800 North Charles Street, LP, LLC	Retain cornice sign 10'3" x 1 ½', four spot reflectors, four gooseneck lights
Annual Charge: \$351.90		
7. 3200 O'Donnell St.	Chris Cooke	Garage extension 17' x 2'
Annual Charge: \$119.00		
8. 22 E. Fayette St.	Pentagon Investment Group, LLC	Retain marquee w/ six recessed lights, one single face electric sign 9' x 1', one double face electric sign 3' x 2 ½'
Annual Charge: \$814.80		
9. 701 N. Milton Ave.	Ernest G. Gilliam, Jr.	Retain flat sign 10' x 20'
Annual Charge: \$280.00		

There are no objections, since no protests were received.

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Bureau of Water and Wastewater - Amendment No. 1 to Agreement

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of amendment no. 1 to agreement with Johnson, Mirmiran & Thompson, Inc., for Project 1170, Design Engineering Project Management Services.

**AMOUNT OF MONEY AND SOURCE:**

\$ 45,000.00	-	9960-904727-9557-900020-703032
40,000.00	-	9960-906653-9557-900020-703032
45,000.00	-	9960-903709-9557-900020-703032
200,000.00	-	2071-000000-5541-398601-603026
60,000.00	-	9956-904564-9551-900020-703032
60,000.00	-	9956-905565-9551-900010-705032
55,000.00	-	9956-907526-9551-900020-706063
75,000.00	-	9956-905527-9551-900020-703032
25,000.00	-	9956-910533-9551-900010-703032
<u>294,989.98</u>	-	<u>2070-000000-5541-399300-603026</u>
<b>\$899,989.98</b>		

**BACKGROUND/EXPLANATION:**

On April 4, 2012, the Board approved the original agreement in the amount of \$899,989.98 for one year. Amendment no. 1 will increase the contract by \$899,989.98 making the award amount \$1,799,979.96 and increase the period of the agreement to two years through April 3, 2014.

The consultant services are required in order to assist the Bureau of Water and Wastewater and the Water and Engineering Division in two major program components; general program management activities and project management and review of consultants' study and design efforts. The general program management activities support the Bureau in the preparation of the capital improvement program in preparing the Environmental Protection Agency and State construction grant/loan applications

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

BW&WW - cont'd

and required documentation, in the preparation of annual reports and documentation for the sale of Revenue Bonds. This area also includes assistance with asset management, strategic planning efforts and preparation of the Water and Sewer Master Plan and in overall monitoring, tracking, coordination and communication activities. The project management and review activities support the Water and Wastewater Engineering Division in the review of studies, designs, drawings, specifications, cost estimates, schedules, post award services, change orders, and attendance at progress meetings.

**MWBOO FOUND VENDOR IN COMPLIANCE.**

**APPROVED FOR FUNDS BY FINANCE**

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

(The amendment no. 1 to agreement has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Bureau of Water and Wastewater - On-Call Task Assignment

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize assignment of an on-call task with Rummel, Klepper & Kahl, LLP (RKK) for Project No. 1143, On-Call Contract Auditing and Closeout, All Projects Task 016. The period of the agreement is effective upon Board approval for six months.

**AMOUNT OF MONEY AND SOURCE:**

\$11,251.59 - 9956-907526-9551-900020-705032  
11,251.59 - 9956-904529-9551-900020-705032  
11,251.58 - 9960-904694-9557-900010-705032  
11,251.58 - 9960-903709-9557-900020-705032  
11,251.58 - 9960-904727-9557-900020-705032  
11,251.58 - 9960-906653-9557-900020-705032  
**\$67,509.50**

**BACKGROUND/EXPLANATION:**

Construction Management is requesting RKK's assistance with project auditing and closeouts for various projects in accordance with their proposal dated December 10, 2012.

**MWBOO FOUND VENDOR IN COMPLIANCE.**

**APPROVED FOR FUNDS BY FINANCE**

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

(The on-call task assignment has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Bureau of Water and Wastewater - Expenditure of Funds

**ACTION REQUESTED OF B/E:**

The Board is requested to approve an expenditure of funds to pay the outstanding invoice to Viking Janitor's Supply by Expenditure Authorization (EA).

**AMOUNT OF MONEY AND SOURCE:**

\$990.00 - 2070-000000-5501-397210-604027

**BACKGROUND/EXPLANATION:**

The invoice covers the purchase of a citrus general cleaner used to reduce odors at the Eastern Avenue Pumping Station. The Manager was not aware that the master blanket purchase order with Grainger would handle this type of material. After researching, it was found that a comparable material from Grainger costs \$1,656.00 compared to the \$990.00 cost from Viking for 2 - 55 gallon drums. The EA was previously approved and the material ordered and received.

These types of citrus cleaners have proven to be quite successful in eliminating odors from the wet well and screen room areas at the Eastern Avenue pumping station. When using other types of cleaners there have been complaints in the past. This can also be used to wash down the area outside of the screen room to help keep down the odors from the solids dumpster.

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS REVIEWED AND HAD NO OBJECTION.**

EXTRA WORK ORDERS

\* \* \* \* \*

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

51

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

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

**EXTRA WORK ORDERS**

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

Bureau of Water and Wastewater

1. EWO #015, \$31,170.96, S.C. 8526 Sludge Digester Facilities at the Back River Wastewater Treatment Plant  

\$38,667,000.00	\$ 219,855.74	Ulliman Schutte Construction, LLC	0	19.73
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2. EWO #016, \$0.00, S.C. 896, Repair and Replacement of Existing Sanitary Sewers at Various Locations  

\$ 4,286,825.00	\$ 64,930.51	R.E. Harrington Plumbing & Heating, Inc.	180	-
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3. EWO #054, \$0.00, S.C. 878, Repair and Replacement of Existing Sanitary Sewers at Various Locations  

\$ 2,893,528.30	\$ 499,605.12	R.E. Harrington Plumbing & Heating, Inc.	-	-
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**THE OVERRUNS AND UNDERRUNS CANCEL EACH OTHER OUT.**

4. EWO #051, \$33,585.00, S.C. 829, Primary Settling Tanks Rehabilitation at the Back River Wastewater Treatment Plant  

\$ 9,720,000.00	\$3,960,318.43	Mid Eastern Builders, Inc.	0	85.67
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5. **TRANSFER OF FUNDS**

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
\$1,250,000.00	9956-906526-9549	
Wastewater	Constr. Res.	
Revenue Bonds	Primary Tank Renov.	
1,250,000.00	" "	
Counties		
<u>\$2,500,000.00</u>	-----	9956-904561-9551-2
		Extra Work

The funds are required to cover the cost of extra work for S.C. 829, Primary Settling Tanks Rehabilitation at Back River WWTP.

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

**TRAVEL REQUESTS**

<u>Name</u>	<u>To Attend</u>	<u>Fund Source</u>	<u>Amount</u>
<u>Department of General Services</u>			
1. Mark Benson	International Biomass Conference & Expo. Minneapolis, MN April 07 - 10, 2013 (Reg. Fee \$995.00)	U.S. Dept. of Energy Efficiency & Conservation Block Grant	\$1,844.60

The Department paid the registration fee in the amount of \$995.00 with a City issued credit card assigned to Mr. David Cunningham. Therefore, the disbursement to Mr. Benson will be in the amount of \$849.60.

Department of Transportation

2. Aubrey Sparenberg Yolanda F. Cason	International Parking Institute Ft. Lauderdale, FL May 19 - 23, 2013 (Reg. Fee \$695.00 ea.)	Parking Fund	\$3,519.52
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Health Department

3. Rachel Alfonso	Contraceptive Technology Conference Arlington, VA April 17 - 20, 2013 (Reg. Fee \$835.00)	HIV Grant	\$ 903.20
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The Department paid the registration fee under expenditure authorization EA000113351. The disbursement to Ms. Alfonso will be \$68.20.

AGENDA

BOARD OF ESTIMATES

03/20/2013

TRAVEL REQUESTS

<u>Name</u>	<u>To Attend</u>	<u>Fund Source</u>	<u>Amount</u>
<u>Fire and Police Employees' Retirement System</u>			
4. Robert Haukdal	2013 Trustees and Administrators Institutes San Francisco, CA June 24 - 26, 2013 (Reg. Fee \$1,110.00)	Special Funds Fire & Police	\$2,211.60

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Department of Audits - Audit Reports and Related Audit Digests

The Board is requested to **NOTE** receipt of the following Audit Reports and Related Digests:

1. Audit of the City of Baltimore Parking Facilities Fund Financial Statements for the Fiscal Year Ended June 30, 2010.
2. Audit of the City of Baltimore Water Utility Fund Financial Statements for the Year Ended June 30, 2010.
3. Audit of the City of Baltimore Waste Water Utility Fund Financial Statements for Year Ended June 30, 2010.

Due to a number of errors that materially impacted the June 30, 2010 Financial Statements, it was determined that the City's Comprehensive Annual Financial Report (CAFR) for fiscal year ended June 30, 2010 was required to be restated. These errors caused the audits of the Parking Facilities Fund, Water Utility Fund and Waste Water Utility Fund for fiscal year ended 2010 be restated.

**AGENDA**

**BOARD OF ESTIMATES**

**03/20/2013**

Department of Audits - Audit Reports and Related Audit Digests

The Board is requested to **NOTE** receipt of the following Audit Reports and Related Digests:

1. Audit of the City of Baltimore Parking Facilities Fund Financial Statements for the Year Ended June 30, 2011.
2. Audit of the City of Baltimore Water Utility Fund Financial Statements for the Years Ended June 30, 2011 and 2010.
3. Audit of the City of Baltimore Waste Water Utility Fund Financial Statements for the Years Ended June 30, 2011 and 2010.
4. Audit of the City of Baltimore Loan and Guarantee Program Financial Statements for the Year Ended June 30, 2011.

RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS

\* \* \* \* \*

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

57

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

AGENDA

BOARD OF ESTIMATES

03/20/2013

RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS

Bureau of Purchases

1. B50002768, Under -ground Utility Location Services	One Call Concepts Locating Services, Inc.	\$989,500.00
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(Bureau of Water &  
Wastewater)

**MBE:** PAJ Business Staffing, Inc. 10%

**WBE:** Boonerang Consulting, LLC 3%

**MWBOO FOUND VENDOR IN COMPLIANCE.**

AGENDA

BOARD OF ESTIMATES

03/20/2013

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

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

Bureau of Purchases

- |  |                    |                |
|--|--------------------|----------------|
| 1. <u>PORT NETWORKS</u>  | <u>\$45,000.00</u> | <u>Low Bid</u> |
| Solicitation No. B50002814 - CitiWatch Application - Mayor's Office of Information Technology - Req. No. R621298 |                    |                |

The period of the award is March 20, 2013 through March 19, 2014.

- |   |                    |                |
|---|--------------------|----------------|
| 2. <u>FLOW TECH, INC.</u>   | <u>\$40,000.00</u> | <u>Low Bid</u> |
| Solicitation No. B50002828 - Meter Converters - Department of Public Works - Req. No. R623272 |                    |                |

The period of the award is March 20, 2013 through March 19, 2014, with one 1-year renewal remaining.

- |   |            |                  |
|---|------------|------------------|
| 3. <u>S.A.T., INC.</u>  | <u>N/A</u> | <u>Agreement</u> |
| Solicitation No. 06000 - Maintenance of the Bronzes Monuments - S.A.T., Department of Planning - Req. No. R623235 |            |                  |

The Board is requested to approve and authorize execution of an agreement with S.A.T., Inc. The period of the agreement is effective upon Board approval for four months.

An award for maintenance of bronze monuments for \$40,000.00 was approved on March 6, 2013. Due to an oversight, the agreement was not submitted for approval. Approval of the agreement with S.A.T., Inc. is requested.

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

AGENDA

BOARD OF ESTIMATES

03/20/2013

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

VENDOR	AMOUNT OF AWARD	AWARD BASIS
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Bureau of Purchases

- |  |             |                           |
|--|-------------|---------------------------|
| 4. CCG SYSTEMS,<br>INC.  | \$48,211.00 | Sole Source/<br>Agreement |
| Solicitation No. 08000 - FASTER Maintenance Agreement -<br>Department of General Services - Req. No. R625351 |             |                           |

The Board is requested to approve and authorize execution of an agreement with CCG Systems, Inc. The period of the agreement is effective upon Board approval for one year. The period of the coverage is May 1, 2013 through April 30, 2014.

FASTER Maintenance is the software in use at the Fleet Management. This award is for renewal of the software agreement for one more year. The required software is not available from any other source. Therefore, the Board is requested to approve sole source award and the agreement.

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

- |  |                |          |
|--|----------------|----------|
| 5. TRANZONIC COMPANIES<br>T/A CCP INDUSTRIES   | \$ 49,000.00   | Low Bid  |
| Solicitation No. B50002802 - Shop Towels/Shop Rags - Department of General Services - Req. No. R620509 |                |          |
| 6. ATLANTIC EMERGENCY<br>SOLUTIONS   | \$1,810,458.00 | Increase |
| Solicitation No. 06000 - Pierce Tiller Aerial Fire Trucks - Fire Department - Req. No. R624859         |                |          |

On October 24, 2012, the Board approved the initial award in the amount of \$1,810,458.00 from a cooperative purchasing contract (#FS12-11) with the Baltimore Regional Cooperative Purchasing Committee and Houston-Galveston Area Council. A requisition has been received for two additional trucks. This increase in the amount of \$1,810,458.00 is necessary to purchase two additional trucks. This increase makes the total award amount \$3,620,916.00. The contract expires on October 23, 2013.

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

VENDOR	AMOUNT OF AWARD	AWARD BASIS
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Bureau of Purchases

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

**MWBOO GRANTED A WAIVER.**

7. RESOURCE INFORMATION

AND CONTROL CORPORATION	\$ 9,103.56	Renewal
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Solicitation No. 08000 - Maintenance Support for Concentric Software - Baltimore Convention Center - P.O. No. P513348

On May 5, 2010, the Board approved the initial award in the amount of \$27,310.68. The award contained two 1-year renewal options. The period of the renewal is May 1, 2013 through April 30, 2014, with one 1-year renewal option remaining.

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

8. ALLIED CONTRACTORS, INC.	\$ 0.00	Renewal
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Solicitation No. B50001768 - Requirements for Concrete Sidewalk and other Structural Repairs at Various Locations - Agencies Various - P.O. No. P516895

On April 20, 2011, the Board approved the initial award in the amount of \$344,300.00. The award contained three 1-year renewal options. This renewal is for the period April 20, 2013 through April 19, 2014, with two 1-year renewal options remaining.

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

**MBE:** J.M. Murphy Enterprises, Inc. 27.0%

**WBE:** S & L Trucking, LLC. 10.0%

MWBOO approved the substitution of S & L Trucking, LLC for McCall, Inc.

**MWBOO FOUND VENDOR IN COMPLIANCE.**

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

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

Bureau of Purchases

- |  |              |          |
|--|--------------|----------|
| 9. CORRELLI, INC.<br>Solicitation No. B50002304 - Heavy Rubber Tire Wheel Loader -<br>Department of Transportation - Req. Nos. R625119 | \$590,500.00 | Increase |
|--|--------------|----------|

On April 18, 2012, the Board approved the initial award in the amount of \$355,100.00. On August 22, 2012, the Board approved an increase in the amount of \$118,900.00. This increase in the amount of \$590,500.00 is necessary to purchase five additional loaders at the initial contract price. These units will replace aging equipment in the fleet needing repairs that exceed their current value. This increase makes the total award amount \$1,064,500.00. The contract expires on April 17, 2013.

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

**MWBOO GRANTED A WAIVER.**

- |  |                |          |
|--|----------------|----------|
| 10. WASTE EQUIPMENT SALES<br>& SERVICE, LLC<br>Solicitation No. B50001524 - OEM Parts and Service for FUSO<br>Mitsubishi Trucks - Department of General Services, Fleet<br>Management - P.O. No. P514834 | \$1,000,000.00 | Increase |
|--|----------------|----------|

On August 18, 2010, the Board approved the initial award in the amount of \$225,000.00. The award contained two 1-year renewal options. Subsequent actions have been approved. This increase in the amount of \$1,000,000.00 is necessary due to the higher than anticipated demand for parts and service under this contract and to increase the contingency inventory. This increase makes the total award amount \$2,725,000.00. The contract expires on September 30, 2013 with two 1-year renewal options.

**MWBOO GRANTED A WAIVER.**

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

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

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|--|--------------|----------|
| 11. ASSOCIATED BUILDING<br>MAINTENANCE CO. INC.  | \$ 40,560.00 | Increase |
| Solicitation No. B50001548 - Provide Janitorial Services for<br>Area C - Department of General Services - P.O. No. P515613 |              |          |

On November 24, 2010, the Board approved the initial award in the amount of \$408,924.00. The award contained two 1-year renewal options. Subsequent actions have been approved. This increase in the amount of \$40,560.00 will provide funding for extending the vendor's responsibilities to include custodial services at the People's Court. This increase makes the total award amount \$1,267,332.00. The contract expires December 2, 2013, with one 2-year renewal option remaining.

This is a requirements contract, therefore dollar amounts will vary.

**MWBOO SET GOALS OF 17% MBE AND 9% WBE.**

**MBE:** CJ Maintenance 17%

**WBE:** My Cleaning Service 9%

**MWBOO FOUND VENDOR IN COMPLIANCE.**

- |  |              |          |
|--|--------------|----------|
| 12. CROVATO PRODUCTS &<br>SERVICES, LLC  | \$ 60,000.00 | Increase |
| Solicitation No. 08000 - Chemical for BG Automatic Trans-<br>missions Machine - Department of General Services - P.O. No.<br>P504171 |              |          |

On October 1, 2008, the Board approved the initial award in the amount of \$24,000.00. On May 5, 2010, the City Purchasing Agent approved an increase in the amount of \$12,000.00. Subsequent actions have been approved. This increase in the amount of \$60,000.00 is necessary due to increased usage of chemicals for the BG Automatic Transmissions Machine from this vendor. This increase makes the total award amount \$296,000.00. The contract expires on September 30, 2013.

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

VENDOR	AMOUNT OF AWARD	AWARD BASIS
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Bureau of Purchases

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

- |   |                |          |
|---|----------------|----------|
| 13. BELTWAY INTERNATIONAL,  | \$7,091,004.00 | Increase |
| LLC   |                |          |
| Solicitation No. B50002381 - Five Ton Crew Cab Dump Trucks - Agencies - Various - Req. Nos. R624808, R626148, R624966, R623797, R627116 & R625589 |                |          |

On June 6, 2012, the Board approved the initial award in the amount of \$598,215.00. This increase in the amount of \$7,091,004.00 is necessary to purchase 48 additional trucks and provide training at the initial contract price. The trucks will replace aging equipment in the fleet needing repairs that exceed their current value. This increase makes the total award amount \$7,689,219.00. The contract expires on June 5, 2013.

The total cost of \$7,091,004.00 will be financed through the City's master lease program administered by the Bureau of Treasury Management.

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

**MWBOO GRANTED A WAIVER.**

AGENDA

BOARD OF ESTIMATES

03/20/2013

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

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

14. LIVING CLASSROOMS

FOUNDATION	\$ 0.00	Extension
Solicitation No. B50000830 - Maritime Safety, Education and Workforce Training Program - Department of Transportation - P.O. No. P508538		

On June 3, 2009, the Board approved the initial award in the amount of \$242,817.00. The award contained two 1-year renewal options. This extension will enable the program to operate for a full year and allow the participants to graduate. The period of the extension is June 15, 2013 through September 30, 2013.

**DISADVANTAGE BUSINESS ENTERPRISE GOALS WERE SET AT 25% AND THE STATE HIGHWAY ADMINISTRATION FOUND VENDOR IN COMPLIANCE.**

**DBE:** Little Dimples II Corp.

d/b/a A Phyllis Wheatly Services            25.7%

15. CASSIDIAN COMMUNICATIONS,

INC.	\$187,800.00	Agreement
Solicitation No. 08000 - Reverse 911 System Hosting Agreement - Agencies Various - Req. No.: Various		

The Board is requested to approve and authorize execution of an agreement with Cassidian Communications, Inc. The period of the agreement is effective upon Board approval for three years, with one 1-year renewal option.

This agreement will upgrade the City's current reverse 911 emergency system to a more secure and reliable hosted solution. The City's current on-premise system consists of hardware that is currently end of life for support and

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

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

Bureau of Purchases

potential risk for dependability. This hosted solution eliminates the need to procure and maintain hardware on site and greatly reduces the time it takes to call registered citizen phone numbers for emergency notifications. The vendor is the developer and sole provider of the reverse 911 hosting system.

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

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

16. DONALD FRITTS HOME REMODELING		Rescission
LORENZ, INC.	\$150,000.00	& Increase
Solicitation Number B50002652 - Snow Removal Services IV - Department of Transportation - P.O. Nos. Various		

On January 9, 2013, the Board approved an initial award in the amount of \$200,000.00. This increase is to meet increased demand.

After numerous attempts by both MOED and the Bureau of Purchases to contact Donald Fritts Home Remodeling to fulfill their obligation to the Employ Baltimore program prior to starting work, MOED has concluded that the vendor is non-compliant. Therefore, the Board is requested to rescind the award for Donald Fritts Home Remodeling and approve an increase to Lorenz, inc. in the amount of \$150,000.00. This increase will make the total award amount \$350,000.00.

**MWBOO GRANTED A WAIVER.**



AGENDA

BOARD OF ESTIMATES

03/20/2013

PROPOSALS AND SPECIFICATIONS

1. Bureau of Water & Wastewater - SC 886, Improvements to Sludge Blending Tanks at Patapsco Wastewater Treatment Plant  
**BIDS TO BE RECV'D: 04/24/2013**  
**BIDS TO BE OPENED: 04/24/2013**
  
2. Bureau of Water & Wastewater - SC 877, Enhanced Nutrient Removal Process at the Back River Wastewater Treatment Plant  
**BIDS TO BE RECV'D: 05/01/2013**  
**BIDS TO BE OPENED: 05/01/2013**
  
3. Bureau of Water & Wastewater - SC 897R, Improvements to Sanitary Sewers in Greenmount, Hampden, and Bolton Hill Areas in the Jones Falls Sewershed  
**BIDS TO BE RECV'D: 04/10/2013**  
**BIDS TO BE OPENED: 04/10/2013**
  
4. Bureau of Water & Wastewater - SC 907, Improvements to Sanitary Sewers in East Baltimore Region of the High Level Sewershed  
**BIDS TO BE RECV'D: 04/24/2013**  
**BIDS TO BE OPENED: 04/24/2013**

12:00 NOON

ANNOUNCEMENTS OF BIDS RECEIVED

AND

OPENING OF BIDS, AS SCHEDULED