



CITY COUNCIL AGENDA
Municipal Building

This meeting will be held in-person and virtual.

**25 Crescent Road
Greenbelt, MD 20770**

OR

**Virtual Participation
Zoom Webinar Attendees:**

**During "Petitions and Requests," please submit your request in writing via email to
questions@greenbeltmd.gov
<https://us02web.zoom.us/j/89847925431?pwd=IBAb4GY35r4uoZUthAAVEX0tgegl9N.1>**

**Dial-in: 301 715 8592
Webinar ID: 898 4792 5431
Passcode: 811566**

**Monday, October 14, 2024
7:30 PM**

I. ORGANIZATION - 15 minutes (7:30 - 7:45 p.m.)

1. Call to Order
2. Roll Call
3. Meditation and Pledge of Allegiance to the Flag
4. Petitions and Requests

5. Consent Agenda
Suggested Action:
Consent Agenda - Approval of Staff Recommendations (Items on the Consent Agenda [marked by *] will be approved as recommended by Council and staff, subject to removal from the Consent Agenda by Council.)
6. Approval of Agenda and Additions

II. COMMUNICATIONS - 30 minutes (7:45 - 8:15 p.m.)

7. Presentations
 - 7a. Cooperative Month Proclamation
Suggested Action:
The National Cooperative Business Association has designated October as Cooperative Month. Members from more than 40,000 cooperative nationwide will celebrate the advantages of cooperative membership and recognize the benefits and values cooperatives bring to their members and communities. Representatives from Greenbelt's seven cooperatives have been invited to attend tonight's meeting to receive a proclamation announcing the City's support and recognition of cooperative businesses and organizations during this month.
[CoopMonth 24 proc.pdf](#)
 - 7b. Maryland Economic Development Week Proclamation
Suggested Action:
October 21-25, 2024, is Maryland Economic Development Week. Economic Development Week will emphasize to the general public the importance of economic development for the State of Maryland. The week is designed to increase an understanding of economic development's contribution to the State's business climate, job retention and growth, the tax base, and the overall quality of life in Maryland.
[Economic Development Week Proclamation 2024.pdf](#)
 - 7c. National Domestic Violence Awareness Month
Suggested Action:
Domestic Violence Awareness Month evolved from the "Day of Unity" held in October 1981 and conceived by the National Coalition Against Domestic Violence. The "Day of Unity" soon became a week, and in October of 1987, the first National Domestic Violence Awareness Month was observed. In 1989, Congress passed Public Law 101-112, officially designating October of that year as National Domestic Violence Awareness Month. Such legislation has been passed each year since.
[National Domestic Violence Awareness Month.pdf](#)
- *8. Minutes

Suggested Action:

* Work Session - January 26, 2022

* Work Session - March 23, 2022

[WS220323.pdf](#)

[WS220126.pdf](#)

8a. Statement of Record - Closed Session, October 7, 2024

Suggested Action:

Reference: Statement for the Record, October 7, 2024

Closed Session of October 7, 2024: The following motion is needed: In accordance with the General Provisions Article, Section 3-06(C)(2) of the Annotate Code of the Public General Laws of Maryland. I moved that the minutes of tonight's meeting reflect that Council met in closed session on Monday, October 7, 2024, at 9:11 p.m., in Council Chambers. Council held this closed meeting in accordance with Section 3-305 (1) of the General Provisions Article of the Annotated Code of the Public General Laws of Maryland: 1) to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom it has jurisdiction; or any other personnel matter that affects one or more specific individuals.

The purpose of this meeting 1) to discuss the City Manager's Evaluation Process.

Vote to closed session:

Ms. Knesel - Yes

Ms. McKinney - Yes

Ms. Pompei - Yes

Ms. Pope - Yes

Mr. Roberts - No

Ms. Weaver - Yes

Mayor Jordan - Yes

The following staff members was in attendance: Josué Salmerón, City Manager; Dawane Martinez, Director of Human Resources; and Adewunmi Lewis, Consultant from MGT.

Council took no action during this session.

[Closed Session Form_10.07.24.pdf](#)

8b. Statement of Record - Closed Session, October 9, 2024

Suggested Action:

Reference: Statement for the Record, October 9, 2024

Closed Session of October 9, 2024: The following motion is needed: In accordance with the General Provisions Article, Section 3-06(C)(2) of the Annotate Code of the Public General Laws of Maryland. I moved that the minutes of tonight's meeting reflect that Council met in closed session on Wednesday, October 9, 2024, at 7:44 p.m., in Council Chambers. Council held this closed meeting in accordance with Section 3-305 (9) and (10) of the General Provisions Article of the Annotated Code of the Public General Laws of Maryland: 1) to conduct collective bargaining negotiations or consider matters that relate to the negotiations; and (2) to discuss the public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans.

The purpose of this meeting was 1) to discuss the City and Fraternal Order of Police Lodge No. 32 agreement regarding Collective Bargaining Agreement (CBA); and 2) to discuss the Deployment and Status of the Fire Department, Emergency Medical Services (EMS), and Police Services.

Vote to closed session:

Ms. Knesel - Yes

Ms. McKinney - Yes

Ms. Pompei - Yes

Ms. Pope - Yes

Mr. Roberts - No

Ms. Weaver - Yes

Mayor Jordan - Yes

The following staff members was in attendance: Josué Salmerón, City Manager; Richard Bowers, Police Chief (until 8:44 p.m.).

Other attendees were Stephen Silvestri and Blaine Taylor from Jackson Lewis Law Firm (until 8:44 p.m.); Suellen Fergusson, Attorney (from 8:46 p.m.).

Council took no action during this session.

[Closed Session Form_10.09.24.pdf](#)

9. Administrative Reports

Suggested Action:

Reference: This link will display the weekly report for the City Manager and City Departments

<https://www.greenbeltmd.gov/government/city-administration/city-manager-s-office/weekly->

*10. Committee Reports

*10a. Forest Preserve Advisory Board (FPAB) Report #2024-01: Trail reroutes and closures in the North Woods Tract of the Forest Preserve

Suggested Action:

It is recommended that the Council accept this report.

[FPAB Report 2024-01 Trail Reroutes.pdf](#)

III. LEGISLATION - 30 minutes (8:15 - 8:45 p.m.)

11. Resolution to Establish Charter Review Taskforce
- 2nd Reading, Adoption

Suggested Action:

Reference: Memo - T. George - 09.23.2024

Resolution

Resolution for the creation of a Charter Review Task Force to review the City Charter and City Code, as directed by Council, and to recommend changes for City Council consideration. All City Council-approved changes would then proceed through the state-mandated Charter change process.

Mayor Jordan introduced this Resolution at the Regular Meeting on September 23, 2024. It is recommended it be introduced for second reading and adoption at tonight's meeting.

[City Charter Review Working Group Revised for 9-23-24, v4.pdf](#)

[Charter Review Task Force Resolution v3.pdf](#)

IV. OTHER BUSINESS - 60 minutes (8:45 - 9:45 p.m.)

12. Board of Elections Report #2024-04: Provisions and Proposed Amendments
Regarding Council Vacancies

Suggested Action:

Reference:

Board of Elections Report #2024-04: Provisions and Proposed Amendments
Regarding Council Vacancies
Council Vacancy Infographic

On July 29, the City Council met with the Board of Elections to review and discuss the report, which outlined recommended procedures for filling a vacant Council seat. During tonight's meeting, the Council will revisit these recommendations, discuss them in detail, and provide feedback to the Board of Elections.

On August 12, 2024, the Greenbelt Board of Elections submitted a revised Report #2024-04, proposing two recommendations to amend City Charter Section 32 regarding Council vacancies.

First Proposed Charter Amendment in summary :

If a Council seat becomes vacant due to reasons such as death, resignation, incapacity, or failure to participate, as determined by a majority vote of the Council, the vacancy will be filled according to the procedures outlined in the Election Code.

Second Proposed Charter Amendment in summary :

If a Council seat becomes vacant due to reasons such as death, resignation, incapacity, or failure to participate, the vacancy will be filled based on when it occurs. If it happens more than 180 days before the next election, it will be filled through a special mail-in election. Candidates must file nomination papers, and ballots will be mailed to voters, who have 30 days to respond. If the vacancy occurs between 60 and 180 days before the next election, the Council will fill the seat by majority vote after a public hearing. Vacancies occurring within 60 days of an election may remain vacant or be filled at the Council's discretion. If three or more vacancies occur simultaneously, a special election is required. Once a vote is certified, the new Council member must take the oath of office within ten days.

If Council chooses the second proposal, then no code amendments are required. If Council chooses the first proposal, then the election code must be amended using the procedures set out in the first proposal.

Included in Council packet is the Board of Elections report outlining in detail the two proposed charter amendments for discussion and next steps.

[BoE4212Charter32Vacancies_Report 2024-04.pdf](#)

[Council Vacancies Infographic.pdf](#)

13. Greenbelt Armory Feasibility Consultant Recommendation

Suggested Action:

Reference: Recommendation

The City Council allocated American Rescue Plan Act (ARPA) lost revenue funds to conduct a feasibility and use study of the Greenbelt Armory property. The proposed

feasibility study will consist of a complete evaluation of the current conditions and the extent of damages to the National Guard Greenbelt Armory building (approx. 21,500 SF) and site (approx. 8-acres). The feasibility study will also include the projected cost to remediate any environmental hazards, projected costs to renovate the facility and the analysis of three (3) development concepts: 1) New Municipal Building & Mixed-use Space; 2) New Fire Station; and, 3) a contractor-provided recommendation based on the feasibility work and stakeholder input. This feasibility study will also include meeting with residents, key stakeholders and Council/staff to discuss the potential uses of the property.

The RFP was posted on the City's website and the state eMMA project site. From those two placements, the City received interest from 40 contractors and received 16 proposal submissions. The long list of 16 proposals was reviewed by the Acting Public Works Director and staff and was reduced to four (4) finalists. During the best and final offer (BAFO) round of the selection process, four (4) proposals were reviewed, three (3) of which moved onto the final in-person interview phase as they fell within competitive range.

While we believe all four firms are qualified to provide the services requested, the proposal submitted by the AMAR Group represents the best value for the City. AMAR is a local firm, located in Washington, DC showed a strong understanding of Greenbelt, the needed work and findings to come from this Armory study and the need for comprehensive stakeholder engagement. Staff recommends that the Council accept the proposal of the AMAR Group, LLC to provide a feasibility study for the Greenbelt Armory and authorize the City Manager to enter into a contract with the AMAR at a cost not to exceed \$166,000.

[Greenbelt BAFO Armory_AMAR_LR.pdf](#)

14. Approval of Waiver of Property Tax Lien against Charlestowne North Apartments
Suggested Action:

Staff seeks Council's approval for a reduction and partial release of the property tax lien totaling \$40,705 filed against Charlestowne North Apartments. The lien reflects costs incurred by the City for court judgments and public works services related to refuse management and other issues before Freddie Mac took receivership of the property, now managed by Tarantino Property Management.

The lien was originally filed to recover City-incurred expenses due to the previous ownership's failure to meet maintenance and licensing obligations. While \$6,100 for snow removal services remains an unpaid debt, other expenses for snow removal

and solid waste services have been paid by the new property management, Tarantino Property Management. The City's Planning & Community Development (P&CD) Department and Public Works (PW) dedicated significant time and resources to address these issues, including approximately 80 inspections. Although staff initially supported enforcing the entire lien, we recognize the benefit of reducing it by 50% to facilitate title transfer and encourage long-term property improvement under Freddie Mac's management.

This compromise reflects the City's goodwill and collaborative approach while ensuring that a substantial portion of the incurred costs is recovered.

Staff recommends a 50% reduction of the lien, amounting to \$20,352.50, to facilitate Freddie Mac's acquisition and management of the property. This reduction aims to balance the City's financial recovery efforts with cooperation to support the property's transition and improvements under new ownership.

15. Draft FY 2025-2030 Maryland Consolidated Transportation Program (CTP)

Suggested Action:

Reference: Memorandum, R. Sigworth, 10/09/24

FY 2025-2030 Draft CTP Project Reference Sheets
Draft Letter, 10/14/24

City staff has reviewed the Draft FY 2025 – 2030 Draft Maryland Department of Transportation Consolidated Transportation Program (CTP). Staff also virtually attended the annual staff-level pre-tour meeting for Prince George's County on October 7, 2024, and will attend the County's tour meeting on October 24, 2024.

The Draft FY 2025-2030 CTP totals a \$18.9 billion six-year capital budget, which represents a \$1.3 billion decrease from the \$20.2 billion Final FY 2024-2029 CTP. This decrease reflects operating expenses that are growing faster than revenues, high inflation impacting operating and capital budgets, and depletion of significant amounts of federal funds as well as declining revenues from the motor fuel and titling taxes.

Staff recommends City Council transmit a letter to the Maryland Department of Transportation requesting that the MD 193 Greenbelt Improvement Project (referred to by the County as the MD 193 – University Boulevard project) be added to the CTP with funding allocated for planning and engineering. In addition, Staff recommends this letter request funding to complete the long-term feasibility study for Segments 1-4 of the Greenbelt East Trail (GET), as well as to implement the short-term, quick-build design outlined in MDOT SHA-Office of Highway Development's Shared Use Path Feasibility Study Report for Segment 2 of the GET.

Staff also recommends the letter restate the City's opposition to the Baltimore-Washington Superconducting MAGLEV Project and any alternatives in the I-270, Eisenhower Memorial Highway and I-495 Capital Beltway - Phase 1 South project that involve widening I-495. As in previous years the letter will address those projects and initiatives that the City supports: US

1/Baltimore Avenue reconstruction, zero emission buses and transit-related initiatives, and bicycle and pedestrian programs.

[24-0918_Draft CTP FY25-30 - Staff Memo_DRAFT_final.pdf](#)

[24-1013_Draft CTP FY25-30 - Council Letter_DRAFT_final.pdf](#)

[24-1009_Draft CTP FY25-30 - Project Pages.pdf](#)

16. Approval of Special Event and One-Time Suspension of Fire Code Requirements for Pumpkin Walk Event

Suggested Action:

The Council is asked to approve a special event permit for the longstanding Pumpkin Walk on October 19, 2024, and consider a temporary suspension of the fire code that prohibits open flames in the forest preserve. The event organizers have requested using candles in pumpkins, supported by the Forest Preserve Advisory Board. The suspension would apply specifically to this event, with fire prevention and safety protections in place as required by the Forest Preserve and City Manager. Staff recommends approval, contingent on implementing all necessary safety protocols. City Manager Salmeron and Council Member Amy Knesel will be available to speak on this matter during the discussion.

17. Discussion of Budget Request from the Reparations Commission

Suggested Action:

Reference: Financial Request

The Greenbelt Reparations Commission has requested funding in the amount of \$165,000 to begin Phase II. This phase will involve hiring professional expertise to help with specific needs, such as organizing their research to gather relevant genealogical data. This includes data related to past and current housing, education, health disparities, and employment opportunities.

Included in Council packet is the Greenbelt Reparations Commission budget request.

[Financial Request - RC 4.pdf](#)

18. ARPA Reallocation Recommendations

Suggested Action:

Reference: Memorandum, T. George, 10/14/2024

Staff has reviewed the list of proposed ARPA projects and incorporating the

discussion from the October 7 Work Session is recommending lost revenue and ARPA-restricted projects for reallocation and funding. As was requested by the Council, the total project costs shown are greater than the currently available funds such that if additional funds become available as projects are completed, staff will have preapproved projects to move forward on quickly.

[ARPA Project Recommendations Memo Oct 14 Council Regular Meeting REVISED v2.pdf](#)

19. Discussion of the Removal of Arm Rest on City Benches

Suggested Action:

Council Member Pompi requested that this item be included on the agenda.

The City has four benches, clustered around the Municipal Building, with armrest as dividers.

20. Council Activities

21. Council Reports

*22. Meetings

Suggested Action:

Closed Session: Tonight, the City Council will hold a closed session, immediately following the Council Meeting, in the Council Chambers of the Municipal Building: 1) to discuss the appointment, performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; any other personnel matter that affects one or more specific individuals; and 2) to consider the acquisition of real property for a public purpose and matters directly related thereto.

The purpose of this meeting is 1) to address personnel matters over which this public body has jurisdiction; and 2) to consider the acquisition of real property for a public purpose and matters directly related thereto.

[meetings.pdf](#)

[Closed Session Official Notice 241014.pdf](#)

*23. Stakeholder List

[Stakeholder List.pdf](#)

*24. Appointment to Advisory Board/Committee

Suggested Action:

Reference: Application and Code of Conduct

The City Council interviewed Abel Aworbi on September 30, 2024, for the appointment to the Senior Citizens Advisory Committee.

Approval of this item on the consent agenda will indicate the Council's intent to

appoint Mr. Aworbi to the Senior Citizens Advisory Committee.

*25. 7 Hillside Road Sight Distance Issue and Parking Removal

Suggested Action:

Reference: Memorandum RE 7 Hillside Road, J. Fearer, 10/09/24

Pending staff action to address safety, accessibility, and/or regulatory issue(s) in response to a resident concern about sight distance at the driveway abutting 7A Hillside Road. Staff reviewed current conditions and determined there is insufficient visibility on either side of the driveway that abuts 7A Hillside Road, insufficient visibility on all sides of the marked crosswalk just south of the driveway, and insufficient space on the roadway for safe and compliant access to the bus stop at the corner of Hillside Road and Woodland Way. Staff recommends the removal of five (5) on-street parking spaces along Hillside Drive to address the outlined safety deficiencies.

This is for informational purposes and no action by the City Council is necessary.

[24-1009_7 Hillside Rd Sight Distance_Staff Memo_Final.pdf](#)

*26. Authorizing the City Manager to Execute a Contract with Traffic and Parking Control Co., Inc. (TAPCO) for LED-Enhanced Stop Signs and Sign Posts

Suggested Action:

Reference: Memorandum RE TAPCO, J. Fearer, 10/09/2024

Sales - TAPCO_Quote Q24014135

This contract utilizes a portion of the \$320,000 of ARPA funds allocated for Pedestrian and Bicycle Master Plan Implementation and Improvements. Staff recommends that City Council authorize the City Manager to execute a contract with TAPCO for \$15,893.25. This will allow the City to utilize ARPA funds to install solar LED-enhanced stop signs and static traffic calming signage in support of Pedestrian and Bicycle Master Plan Implementation and Improvements.

Approval of this item on the consent agenda will indicate Council's intent to authorize the City Manager to execute the contract with TAPCO.

[24-1009_TAPCO_Quote_Staff Memo_Final.pdf](#)

[Sales - TAPCO_Quote Q24014135.pdf](#)

*27. Authorizing the City Manager to Execute a Contract with Control Technologies, Inc. for Rectangular Rapid Flashing Beacons (RRFBs) and LED-Enhanced Pedestrian Crossing Signs

Suggested Action:

Reference: Memorandum RE Control Technologies, J. Fearer, 10/09/2024

Greenbelt MD Crosswalk Upgrades_OCT_2024
10082024JL_GREENBELT-OMNIA_QUOTE_Updated_3

This contract utilizes a portion of the \$320,000 of ARPA funds allocated for Pedestrian and Bicycle Master Plan Implementation and Improvements. Staff recommends that City Council authorize the City Manager to execute a contract with Control Technologies for \$99,580.97. This will allow the City to utilize ARPA funds to install solar RRFBs and solar LED-enhanced pedestrian crossing signs in support of Pedestrian and Bicycle Master Plan Implementation and Improvements.

Approval of this item on the consent agenda will indicate Council's intent to authorize the City Manager to execute the contract with Control Technologies.

[24-1009_Control Technologies_Quote_Staff Memo_Final.pdf](#)

[Greenbelt MD Crosswalk Upgrades_OCT_2024.pdf](#)

[10082024JL_GREENBELT-OMNIA_QUOTE_Updated_3.pdf](#)

- *28. Authorizing the City Manager to Execute a Contract with Shannon-Baum Signs & Graphics, Inc. for Static Signs and Flex Posts

Suggested Action:

Reference: Memorandum RE Shannon-Baum, J. Fearer, 10/09/2024

Shannon-Baum_CITY OF GREENBELT 10-3-24_Quote

This contract utilizes a portion of the \$320,000 of ARPA funds allocated for Pedestrian and Bicycle Master Plan Implementation and Improvements. Staff recommends that City Council authorize the City Manager to execute a contract with Shannon-Baum for \$12,859.57. This will allow the City to utilize ARPA funds to install static traffic calming signage and flex posts in support of Pedestrian and Bicycle Master Plan Implementation and Improvements.

Approval of this item on the consent agenda will indicate Council's intent to authorize the City Manager to execute the contract with Shannon-Baum.

[24-1009_Shannon-Baum_Quote_Staff Memo_Final.pdf](#)

[Shannon-Baum_CITY OF GREENBELT 10-3-24_Quote.pdf](#)

- *29. Authorizing the City Manager to Execute a Contract with Ennis-Flint by PPG Traffic Solutions for Thermoplastic Markings

Suggested Action:

Reference: Memorandum RE Ennis-Flint, J. Fearer, 10/09/2024

00288259 MD CITY OF GREENBELT 9-3-24.Pdf rev_EnnisFlint-

PPG_QUOTE

This contract utilizes a portion of the \$320,000 of ARPA funds allocated for Pedestrian and Bicycle Master Plan Implementation and Improvements. Staff

recommends that City Council authorize the City Manager to execute a contract with Ennis Flint for \$76,542.97. This will allow the City to utilize ARPA funds to install thermoplastic markings in support of Pedestrian and Bicycle Master Plan Implementation and Improvements.

Approval of this item on the consent agenda will indicate Council's intent to authorize the City Manager to execute the contract with Ennis-Flint.

[24-1009_Ennis-Flint_Quote_Staff Memo_Final.pdf](#)

[00288259 MD CITY OF GREENBELT 9-3-24.Pdf rev_EnnisFlint-PPG_QUOTE.Pdf](#)

- *30. Authorizing the City Manager to Execute a Contract with Next Day Concrete & Masonry, Inc. for Concrete Work on Pedestrian Curb Ramps

Suggested Action:

Reference: Memorandum RE Next Day Concrete, J. Fearer, 10/09/2024

24-1003_proposal for Greenbelt_Next Day Concrete_QUOTE

This contract utilizes a portion of the \$320,000 of ARPA funds allocated for Pedestrian and Bicycle Master Plan Implementation and Improvements. Staff recommends that City Council authorize the City Manager to execute a contract with Next Day Concrete not to exceed \$17,500. This will allow the City to utilize ARPA funds to complete concrete work in support of Pedestrian and Bicycle Master Plan Implementation and Improvements as budget allows, and address contingencies during construction.

Approval of this item on the consent agenda will indicate Council's intent to authorize the City Manager to execute the contract with Next Day Concrete.

[24-1009_Next Day Concrete_Quote_Staff Memo_Final.pdf](#)

[24-1003_proposal for Greenbelt_Next Day Concrete_QUOTE.pdf](#)

- *31. Authorizing the City Manager to Execute a Contract with VMP Construction Company, Inc. for Installation of Raised Crosswalks

Suggested Action:

Reference: Memorandum RE VMP, J. Fearer, 10/09/2024

Proposal No6273_VMP_QUOTE

This contract utilizes a portion of the \$320,000 of ARPA funds allocated for Pedestrian and Bicycle Master Plan Implementation and Improvements. Staff recommends that City Council authorize the City Manager to execute a contract with VMP not to exceed \$20,000. This will allow the City to utilize ARPA funds to complete concrete work in support of Pedestrian and Bicycle Master Plan Implementation and Improvements as budget allows, and address contingencies during construction.

Approval of this item on the consent agenda will indicate Council's intent to authorize the City Manager to execute the contract with VMP.

[24-1009_VMP_Quote_Staff Memo_Final.pdf](#)

[Proposal No6273_VMP_QUOTE.pdf](#)

- *32. Authorizing the City Manager to Execute a Contract with Carpet Land, for Installation of Carpet for Municipal Building Second Floor

Suggested Action:

Reference: Proposal

Recarpeting the Municipal Building 2nd floor. The second floor of the municipal building will have new 2x2 carpet tiles installed matching the new carpet in the HR/Finance suite. ARPA funding, specifically from the Implementation of the Space Study Project, is being used to fund these renovations.

The grant total cost of the project is \$35,784.00. The project consist of five phases.

Phase #1: Administrative Offices - \$11,477.00

Phase #2: Corridors & Steps at End of Corridor to Outside - \$5,829.00

Phase #3: Council Chambers - \$8,932.00

Phase #4: Stairway from Second Floor to Basement - \$4,365.00

Phase #5: Four Offices Across from Council Chambers - \$5,181.00

Approval of this item on the consent agenda will indicate Council's intent to authorize the City Manager to execute the contract with Carpet Land for \$35,784.00.

[CityGreenbeltSecond Floor Administration Offices REVISED 2.pdf](#)

- *33. Reappointment to Advisory Board/Committee

Suggested Action:

Reference: Reappointment Survey

Erica Hernandez has expressed her willingness to continue serving on the Greenbelt Advisory Committee on Environmental Sustainability (Green ACES).

Approving this item on the consent agenda will indicate the Council's intention to reappoint Ms. Hernandez to a new term.

- *34. Anacostia Trails Heritage Area (ATHA) - FY25 Annual Dues from City of Greenbelt

Suggested Action:

Approval of this item on the consent agenda will indicate Council's intent to authorize

the City Manager to payment of membership dues to ATHA for \$6,230.25.
[ATHA-Greenbelt-FY25 Municipal Dues Invoice.pdf](#)

*35. ARPA - BIRF Grant Award - Greenbelt Cinema

Suggested Action:

Reference: Memorandum, T. George, 10/14/2024

Approval of this item on the consent agenda will indicate the Council's intent to approve \$35,000 in ARPA BIRF Grant Funding.

[ARPA BIRF Funding Memo Oct 14 Council Meeting v1 10-14-24.pdf](#)

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Proclamation

Agenda Section: COMMUNICATIONS - 30 minutes (7:45 - 8:15 p.m.)

Subject:

Cooperative Month Proclamation

Suggested Action:

The National Cooperative Business Association has designated October as Cooperative Month. Members from more than 40,000 cooperative nationwide will celebrate the advantages of cooperative membership and recognize the benefits and values cooperatives bring to their members and communities. Representatives from Greenbelt's seven cooperatives have been invited to attend tonight's meeting to receive a proclamation announcing the City's support and recognition of cooperative businesses and organizations during this month.

Attachments:

[CoopMonth 24 proc.pdf](#)

PROCLAMATION

WHEREAS, cooperatives are created through the initiative and self-reliance of Americans who come together to meet common economic, social, and cultural needs through a democratically controlled enterprise that is owned and governed by its members and exists solely to serve the members' interests; and

WHEREAS, the theme of National Co-op Month 2024 "The Future is Cooperative," is acknowledging the unique and essential role cooperative play in providing clean, affordable energy, increasing economic opportunities and improving the quality of life for people in rural America; and

WHEREAS, there are more than 40,000 cooperative businesses in the United States operating in every industry, including agriculture, childcare, energy, financial services, publishing, food retail and distribution, housing, healthcare, insurance, telecommunications, and many others; and

WHEREAS, United States cooperatives serve some 350 million members, generate more than two million jobs, and make a substantial contribution to the economy with annual sales of \$652 billion (about \$2,000 per person in the US) and possessing assets of \$3 trillion; and

WHEREAS, since Greenbelt's founding in 1937, the spirit of **COOPERATION** has dramatically sustained and enriched our community; and

WHEREAS, the City of Greenbelt itself is a member of cooperatives, including purchasing cooperatives to help reduce the city's costs; and

WHEREAS, Greenbelt's cooperatives are greatly appreciated by all our residents as being essential to the fabric of our daily lives. They are

◆ **THE GREENBELT CONSUMER COOPERATIVE, INC.**

◆ **GREENBELT HOMES, INC.** ◆

GREENBELT MAKERSPACE COOPERATIVE ◆ THE GREENBELT NEWS REVIEW ◆

THE NEW DEAL CAFE and ◆ THE GREENBELT NURSERY SCHOOL

WHEREAS, Greenbelt's cooperatives will celebrate with many activities throughout October Co-op Month.

NOW, THEREFORE, I, Emmett V. Jordan, by the authority vested in me by the residents and City Council of Greenbelt, do hereby proclaim October 2024 to be

COOPERATIVE MONTH

during which we will join with all cooperatives, especially those in Greenbelt, as they celebrate their achievements, reaffirm their commitment to the values of cooperative enterprise, and look to the bright future that cooperatives will help create.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Greenbelt, Maryland, to be affixed this 14th day of October 2024.

Emmett V. Jordan
Mayor

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Proclamation

Agenda Section: COMMUNICATIONS - 30 minutes (7:45 - 8:15 p.m.)

Subject:

Maryland Economic Development Week Proclamation

Suggested Action:

October 21-25, 2024, is Maryland Economic Development Week. Economic Development Week will emphasize to the general public the importance of economic development for the State of Maryland. The week is designed to increase an understanding of economic development's contribution to the State's business climate, job retention and growth, the tax base, and the overall quality of life in Maryland.

Attachments:

[Economic Development Week Proclamation 2024.pdf](#)

PROCLAMATION

WHEREAS, Greenbelt is home to a vibrant and diverse business community that provides jobs, amenities and supports our quality of life; and

WHEREAS, the City of Greenbelt's Economic Development Department has promoted and supported economic development by serving as a liaison to entrepreneurs and businesses, offering technical assistance for sustainable business growth, and providing necessary linkages to county, state and federal resources and partnering organizations; and

WHEREAS, Greenbelt is member of the Maryland Economic Development Association (MEDA), a nonprofit organization established in 1961 whose mission is to enhance the knowledge and skills of its members, encourages partnerships and networking among people committed to bringing jobs and capital to Maryland, and promotes economic development as an investment in Maryland; and

WHEREAS, the economic growth and stability of the State affects all regions and jurisdictions of Maryland, and the City of Greenbelt's economic development efforts are important components of the State's economic success and will continue to work to support the improvement and recovery efforts of local businesses.

NOW, THEREFORE, I, Emmett V. Jordan, by the authority vested in me by the residents and City Council of Greenbelt, hereby proclaims the week of October 21 – 25, 2024 as

MARYLAND ECONOMIC DEVELOPMENT WEEK

to highlight the investment in partnerships that strengthen our competitiveness in Greenbelt, and ask all to join with us to recognize and reaffirm the importance of business development locally and statewide.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Greenbelt, Maryland, to be affixed this 14th day of October 2024.

Emmett V. Jordan, Mayor

ATTEST:

Bonita Anderson, City Clerk

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Proclamation

Agenda Section: COMMUNICATIONS - 30 minutes (7:45 - 8:15 p.m.)

Subject:

National Domestic Violence Awareness Month

Suggested Action:

Domestic Violence Awareness Month evolved from the "Day of Unity" held in October 1981 and conceived by the National Coalition Against Domestic Violence. The "Day of Unity" soon became a week, and in October of 1987, the first National Domestic Violence Awareness Month was observed. In 1989, Congress passed Public Law 101-112, officially designating October of that year as National Domestic Violence Awareness Month. Such legislation has been passed each year since.

Attachments:

[National Domestic Violence Awareness Month.pdf](#)

PROCLAMATION

WHEREAS, *National Domestic Violence Awareness Month evolved from the “Day of Unity” held in October 1981 and conceived by the National Coalition Against Domestic Violence. The “Day of Unity” soon became a week; and*

WHEREAS, *each year, advocates, survivors, and supporters recognize October as National Domestic Violence Awareness Month the first was held in October 1987; and*

WHEREAS, *National Domestic Violence Awareness Month is designed to unify women and men all across the world who have been victims of domestic violence; and*

WHEREAS, *the Shine the Light on domestic violence by displaying purple lights the entire month to remember the victims and honor the survivors of domestic violence; and*

NOW, THEREFORE, I, Emmett V. Jordan, by the authority vested in me by the residents and City Council of Greenbelt, do hereby proclaim October as:

NATIONAL DOMESTIC VIOLENCE AWARENESS MONTH

and I call on all residents and communities to join the movement to end domestic violence. Domestic violence is never the fault of victims and survivors, so we must do our part as leaders and as a community to support them. Let us help survivors truly heal forward and come together as a community to end this abusive behavior.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Greenbelt, Maryland, to be affixed this 14th day of October 2024.

*Emmett V. Jordan
Mayor*

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Meeting Minutes

Agenda Section: COMMUNICATIONS - 30 minutes (7:45 - 8:15 p.m.)

Subject:

Minutes

Suggested Action:

* Work Session - January 26, 2022

* Work Session - March 23, 2022

Attachments:

[WS220323.pdf](#)

[WS220126.pdf](#)

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, March 23, 2022, to discuss the Greenbelt Road Corridor Plan.

Mayor Jordan started the meeting at 8:00 p.m. The meeting was held virtually via Zoom.

PRESENT WERE: Councilmembers Colin A. Byrd, Judith F. Davis, Ric Gordon, Silke I. Pope, Rodney M. Roberts, Kristen L. K. Weaver, and Mayor Emmett V. Jordan.

STAFF PRESENT WERE: Tim George, Acting City Manager; Terry Hruby, Director of Planning and Community Development; Holly Simmons, Community Planner; and Shaniya Lashley-Mullen, Assistant to the City Clerk.

ALSO PRESENT WERE: Mayor Amanda Dewey, Mayor Pro Tem Jodi Kulpa-Eddy, Councilmembers Christopher Brittan-Powell, Ethan Sweep, Jason Papanikolas, Town Manager Laura Allen, Town of Berwyn Heights; Mayor Pro Tem Denise Mitchell, Councilmembers Dr. Llatetra Brown Esters, Maria Mackie, Planning Director Terry Schum, City of College Park; Alek Pochowski, Kittelson and Associates; and others.

Mayor Jordan explained that Council had been working with the Town of Berwyn Heights and the City of College Park on the Greenbelt Road Corridor. He noted that the section of Greenbelt Road between Kenilworth Avenue and RT 1 connects all three of the communities. However, Greenbelt Road is a State highway, and the three communities don't have jurisdiction. Mayor Jordan stated that the three communities are creating a shared vision to advocate for funding so that Greenbelt Road is more walkable and bikeable.

Ms. Simmons stated that the Greenbelt Road Corridor Project had been ongoing since October 2021. The City received a grant through the Metropolitan Washington Council of Governments Transportation and Land-Use Connection Program. In addition, there was a public engagement visioning meeting held on February 10th.

Mr. Pochowski presented a PowerPoint presentation of Kittelson's preliminary recommendations on the Greenbelt Road Corridor Project. In addition, he provided an overview of the transportation project process, the corridor vision, and previous plans and studies.

There was discussion regarding the goals, which include facilitating comfortable, equitable, and safe movement of all people along the corridor, providing critical connections, supporting livability and economic development by improving access, and creating a greener corridor.

Council agreed with all the goals, especially the goal of creating a greener corridor. Ms. Davis stated that significant development might occur on Greenbelt Road, impacting some of the plans. Mayor Dewey agreed with the goals. Creating a greener corridor resonates with the residents of the Town of Berwyn Heights. Ms. Pope stated that Greenbelt Road is unsafe and dangerous to cross. Mr. Roberts expressed that the plan is to have fewer cars and fewer travel lanes on Greenbelt Road.

Mayor Pro Tem Weaver read a comment from Steve Skolnik from the Zoom's "Question and Answer" feature asking with Greenbelt Road being a State highway, what overall authority do local governments have to dictate development standards. Mayor Jordan answered that local

governments don't have authority but can advocate to get on the State Highway County Priority List.

Mayor Pro Tem Weaver read a question from Alaina Pitt from Zoom's "Question and Answer" feature asking if a road diet is considered a quick and cheap update. Mayor Pro Tem Weaver answered that the short, medium, and long-term solutions would be addressed later in the presentation.

Mayor Pro Tem Weaver read a question from Zoom's "Question and Answer" asking if there were any demands to create an infill Metro on Greenbelt Road. That would simplify access to quality transit. Mayor Pro Tem Weaver answered it is not feasible given how close Greenbelt Metro Station is to Greenbelt Road. Mayor Jordan stated that the Beltway Plaza Redevelopment plan incorporates a bus hub within Beltway Plaza. Mayor Pro Tem Weaver added that the trail from the Greenbelt Station Community to the Greenbelt Metro would provide shorter access.

Mayor Pro Tem Weaver read a comment from Wyatt from Zoom's "Question and Answer" feature on the environmental impact. It is essential to consider what can be built here instead of destroying the environment elsewhere. He added that since the population in the area is growing, automobile emissions are probably the most environmentally damaging aspects of this road.

Mayor Pro Tem Weaver read a comment from Didi Peck from Zoom's "Question and Answer" feature stating that it wasn't controlled growth and that underground utilities would help a lot.

Ms. Davis noted that Council had asked the Washington Metropolitan Area Transit Authority (WMATA) several times about an additional Metro Station between Greenbelt and College Park. WMATA advised that there isn't enough space and distance to accommodate another Metro station.

Mr. Pochowski outlined Kittelson and Associate's preliminary recommendations, including reducing the number of lanes on Greenbelt Road, making the corridor comfortable for walking and biking, improving transit service, and connecting residential neighborhoods, parks, and trails.

There was discussion regarding if speed was a factor on Greenbelt Road. Ms. Davis stated that Greenbelt Road is not just for the convenience of drivers. Drivers need to be inconvenienced for the safety of walkers and bike riders. Mr. Roberts asked how State Highway would reduce the lanes on the roadway. Ms. Pope agreed with Ms. Davis and Mr. Roberts and stated that Greenbelt Road also needed to be business-friendly.

Mayor Pro Tem Weaver read a question from Alaina Pitt from the Zoom's "Question and Answer" feature asking should the City question if the road be designed to handle traffic during a short period of the day, significantly if it helps cars get through the area instead of people going to and within an area.

Mayor Pro Tem Weaver read a comment from Zoom's "Question and Answer" feature stating that biking in the City is faster than driving in a car if there is heavy traffic.

Mayor Pro Tem Weaver read a comment from Keefer from the Zoom's "Question and Answer" feature, suggesting a book "That Weight of Place: Built Environment Correlates with Obesity and Diabetes" by Howl and Booth.

Mayor Pro Tem Weaver read a comment from Drew Carlisle from Zoom's "Question and Answer" feature, stating that at least the State Highway Administration (SHA) has a slightly slower speed limit in the study area, so SHA already recognizes a need for a different speed setting in this corridor.

Mayor Pro Tem Weaver read a comment from Alaina Pitt from Zoom's "Question and Answer" feature, stating that she and other residents in College Park would likely come to the Beltway Plaza area if it were less car-friendly.

There was discussion regarding testing lane reduction. Mr. Pochowski explained that removing a travel lane is worth further study to demonstrate to SHA that this is practical, reasonable, and feasible. Mr. Roberts suggested that Greenbelt Road be reduced to one lane on each side.

There was discussion regarding the innovative, unconventional, and alternative intersections that were presented. Mr. Pochowski explained the various designs to reduce traffic conflict on the corridor, including the Median U-Turn, the Restricted Crossing U-Turn, Displaced Left Turn, Bowtie, and Thru-Cut. Ms. Davis stated that there was an example of the Median U-Turn in Greenbelt East.

Mayor Jordan read a comment from Didi Peck from Zoom's "Question and Answer" feature, stating there is a traffic signal cycle failure at Greenbelt Road and Hanover Parkway.

From the Zoom's "Question and Answer" feature, Mayor Jordan read a question from Beth Terry, inquiring if increasing congestion on Greenbelt Road would cause drivers to take shortcuts through residential areas. Mayor Jordan and Mayor Dewey answered no because of how the roads are configured both in the Town of Berwyn Heights and in the City of Greenbelt.

About a question asked in Zoom's "Question and Answer" feature from Alaina Pitt, Mayor Jordan answered that he agreed that slip lanes are hazardous for pedestrians and cyclists. He preferred not to have them used on the corridor.

Mayor Pro Tem Weaver read a question from Nick Webb from Zoom's "Question and Answer" feature, inquiring about the number of conflicting lanes for bikes being the same as the number for crossing pedestrians in these designs. Mr. Pochowski explained that bicyclists going across the corridor would be the same and that going along the corridor can be problematic.

Mayor Pro Tem Weaver read a question from Keefer from Zoom's "Question and Answer" feature, asking was the opportunity to redirect some pedestrian traffic to Ballew Avenue and Branchville Road ever considered. There is currently no sidewalk to connect Indian Creek to Lake Artemisia. Also, there's a staircase where you have to climb over a guardrail at the top of a slope. This causes pedestrians to cross Greenbelt Road to get there. Mayor Jordan answered that Branchville Road is the only County road in the City of Greenbelt. He suggested asking the County to upgrade that connection. Ms. Davis added that part of Branchville Road is in the Town of Berwyn Heights.

Mayor Pro Tem Weaver read a comment from Drew Carlisle from Zoom's "Question and Answer" feature, stating that if the road is friendlier to walking/biking, perhaps that will encourage additional trips to be on a bike and decrease car trips even further.

Mayor Pro Tem Weaver read a question from Alaina Pitt from Zoom's "Question and Answer" feature, inquiring if reducing lanes would reduce the number of cars. Mr. Pochowski answered that the information provided is a conservative analysis.

Bill Orleans, a Greenbelt resident, inquired whether there were any representatives from Quantum Management or Beltway Plaza in attendance. Ms. Pope answered that Mr. Kapastin was attending tonight's work session.

Mr. Pochowski explained that reducing lanes on Greenbelt Road is feasible and doable, but needs further analysis. He outlined the benefits of reducing the lanes which would make Greenbelt Road walkable and ADA compliant. Mr. Pochowski provided three examples of increasing pedestrian comfort levels on Greenbelt Road, including increasing sidewalk width and installing a buffer that separates the roadway and sidewalk. He also suggested adding landscaping, trees, and benches to make Greenbelt Road more pleasant for pedestrians. Finally, Mr. Pochowski provided recommendations on making Greenbelt Road bikeable, which included reducing the speed limit and providing a separated bike lane with barriers or a shared-use path. There would be enough space for two-way cycle use.

There was discussion regarding the long-term vision of separated bike lane options and cycle track shared-use path options. Ms. Davis expressed her opinion and concerns about a cyclist sharing the path with a pedestrian. Based on a question asked by Mayor Jordan, Mr. Pochowski provided short-term bridge options with and without separated bike lanes. Mayor Jordan stated that the bridge section on Greenbelt Road is very narrow between Greenbelt Station and Rhode Island Avenue. It is a constraint on connecting the City of College Park to the Town of Berwyn Heights and the City of Greenbelt, making the whole corridor less bikeable/walkable. He stated that the best option is the shared-use path as an incremental approach. Mr. Papanikolas noted that many businesses in Berwyn Heights are very close to Greenbelt Road. Using the shared-use path option will cut into business traffic flow. This will necessitate the Town of Berwyn Heights to work with those businesses which may not favor the idea. Therefore, Mr. Papanikolas would suggest the separated bike lane option instead.

Mayor Jordan read a comment from Drew Carlisle from Zoom's "Question and Answer" feature, stating that if four-lane Greenbelt Road had separated bike lanes, pedestrians would be happy not to share space with any moving vehicles. Likewise, cyclists would be happy not to share space with pedestrians and cars.

Mayor Jordan read a comment from Alaina Pitt from Zoom's "Question and Answer" feature, stating that the National Association of City Transportation Officials (NACTO) has some guidelines on bioswales.

Mayor Jordan read a question from Zoom's "Question and Answer" feature, asking were there any conflicts with drain covers for the cycle track pilot options. For example, bike tires could get stuck in the drain covers when the grates run parallel to the direction of travel. Mayor Jordan answered that was true, and it was a peril of urban cycling.

Mayor Jordan read a comment from Keefer from Zoom's "Question and Answer" feature, stating that diversity of vegetation be considered, so one pest doesn't kill all the trees. Native grasses and wildflowers should be used for medians and roadsides.

Mayor Jordan read a question from Matt Sickle, a member of the Park and Recreation Board, from Zoom's "Question and Answer" feature, asking if Kittleson and Associates could comment on the impact of increasing pedestrian and bike lanes on similar retail highways and does the increase in foot traffic translate to better retail sales. Mr. Pochowski answered that research studies indicate that improving bicycle and pedestrian facilities increases economic activities.

Mayor Pro Tem Weaver read a comment from Kevin Thornton from Zoom's "Question and Answer" feature, thanking Mayor Jordan, the City Council, and officials. The Department of Public Works and Transportation supports initiatives that prioritize safety first and foremost. The Department of Public Works and Transportation will provide whatever it can to advance this effort. Greenbelt Road is an essential route for County The Bus Routes 16 and 11 and 15 Express. The Department of Public Works and Transportation hopes that the data supports measures that prescribe multimodal infrastructure that is safe for pedestrians, drivers, and bus riders.

Mr. Pochowski provided suggestions for crossing Greenbelt Road, including adding marked high visibility crossings, considering signalized mid-block intersections, providing median refuge islands, removing or constricting right-turn slip lanes, and removing right-turn decelerations/acceleration lanes.

Mr. Pochowski reviewed short-term walking and biking recommendations, which include piloting a separated bike lane on Greenbelt Road, coordinating with the State Highway Administration on traffic analysis and signal timing adjustments and the Washington Metropolitan Area Transit Authority (WMATA) on transit consideration, removing or redesigning slip lanes, improving walking conditions on the bridge, removing or constricting right-turn acceleration/deceleration lanes, and providing a sidewalk connection on the north side of Greenbelt Road adjacent to Beltway Plaza.

Mr. Pochowski provided recommendations for improving transit service, which include improving signal timing, adding queue jump lanes in place of right-turn acceleration/deceleration lanes, upgrading all transit stops to meet ADA requirements, improving walking and biking access to transit stops and providing amenities such as bicycle racks.

Mr. Pochowski provided recommendations for better connections to neighborhoods, parks, and trails, which include identifying priority crossing locations along Greenbelt Road, improving Branchville Road to provide low-stress bicycle connections, working with the Town of Berwyn Heights to connect Branchville Road to the Indian Creek Trail, and providing wayfinding guidance to join the Indian Creek Trail across or under Greenbelt Road.

Ms. Simmons provided the next steps of the project, which include closing public comment, receiving the draft report from Kittelson and Associates, and submitting the information to Council and other agencies and stakeholders. The project needs to be completed by June per the Metropolitan Washington Council of Governments Transportation and Land-Use Connections Grant Funding requirements.

There was discussion regarding lighting. Ms. Davis stated that there was a comment in Zoom's "Question and Answer" feature regarding lighting. She noted that it is essential for safety and visibility.

Mayor Jordan addressed a question in Zoom's "Question and Answer" feature, asking why raised intersections weren't discussed. A proposal was discussed about raised pedestrian and bike shared-use paths.

Mayor Jordan read a question from Keefer from Zoom's "Question and Answer" feature, asking could the City tie in with universities which may be able to fund portions of Ph.D. research as part of this project. Mayor Jordan answered that enlisting the University of Maryland as a partner in this project would be welcomed.

Mr. Orleans asked for the estimated total data for the traffic on Greenbelt Road. He stated that the primary impediment to improving the road is the property owners. It would be to the benefit of the Town of Berwyn Heights and the City of Greenbelt to have the roadway reconsidered, not just re-engineered. Mayor Jordan answered that the proposed Beltway Plaza Development Site Plan will incorporate a few of the suggestions that were put forward, which include eliminating some slip lanes. Mayor Pro Tem Weaver added that there is improvement to the sidewalks on Greenbelt Road also in the redevelopment project.

The meeting ended at 10:30 p.m.

Respectfully submitted,

Shaniya Lashley-Mullen
Assistant to the City Clerk

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, January 26, 2022, to meet with the Greenbelt East Communities.

Mayor Jordan started the meeting at 8:02 p.m. The meeting was held virtually via Zoom.

PRESENT WERE: Councilmembers Colin A. Byrd, Judith F. Davis, Ric Gordon, Silke I. Pope, Rodney M. Roberts, Kristen L. K. Weaver, and Mayor Emmett V. Jordan.

STAFF PRESENT WERE: Tim George, Acting City Manager, and Bonita Anderson, City Clerk.

ALSO PRESENT WERE: Rick Cummings, Executive Vice President, Condominium Ventures Incorporated (CVI); Carol Adams, Evelyn Kenley, Terry Benedict, Dee Dee Peck, Angeline Butler, Greenbriar; Kathy Cursor, Sean Valentine, Windsor Green; Charlene MacAdams, Alisha Rice, Susan Deplatchett, Greenwood Village; Delegate Nicole Williams, and others.

In response to Mayor Jordan's question, Mr. Cummings said he manages four Greenbelt properties: Greenbriar, Windsor Green, Hunting Ridge, and Charlestown Village. He mentioned that dealing with Covid has been challenging. In 2020, no board meetings were conducted, but they have recently started running them virtually through Zoom, resulting in higher attendance than in-person meetings.

Mayor Jordan was informed by Mr. Cummings that there are 754 units across three phases in Greenbriar, each with its own board. Additionally, there is an umbrella association called GCA.

When asked about Greenbriar's three most significant challenges, Mr. Cummings revealed that security, police patrols, and the relationship with Eleanor Roosevelt High School were major concerns. He also highlighted the issue of communication with the City. Meanwhile, Ms. Butler mentioned that Maglev is a concern for Phase 3, and Ms. Peck pointed out that Phase 1 deals with crime, litter/trash on Greenbelt Road, and noise from the Baltimore Washington Parkway. Mr. Cummings clarified that the residents of Greenbriar pay for their own trash service.

In response to Mayor Jordan's inquiry, Mr. Cummings explained that CVI combines all the portfolios of the properties it manages to purchase utilities at a lower rate, resulting in a slower increase in condominium fees than inflation. He also mentioned that after the Hunting Ridge reserve study, its annual Reserve Fund increased to almost \$200,000, leading to a nearly 10% increase in the condominium fee.

Mayor Jordan inquired about any upcoming capital projects for Greenbriar. Mr. Cummings stated that there were concerns about the façade separating from the brick, which required repair.

Mr. Cummings provided an overview of Windsor Green, mentioning the ongoing renovation of the Community Center and tennis courts. He explained that delays in the project were caused by issues with the permitting process in Prince George's County. Windsor Green also faces concerns about crime, snow removal, litter along Greenbelt Road, and Eleanor Roosevelt High School issues.

Mayor Jordan read a question from Mr. Bobo from the “Question and Answer” feature on Zoom, asking how residents become Greenbelt East Advisory Coalition (GEAC) members. Ms. Davis explained the procedure for becoming a GEAC member.

Mayor Jordan read a question from Kevin Kennedy from the “Question and Answer” feature in Zoom, asking if there is any consideration of installing electric vehicle charging stations. Mr. Cummings and Delegate Williams explained the complications of installing the electric vehicle charging stations. Mayor Jordan stated that Pepco had been aggressively installing electric vehicle charging stations in Prince George’s County and had installed six for the City of Greenbelt.

Mayor Pro Tem Weaver read a question from the “Question and Answer” feature in Zoom, whether it was the responsibility of the closest community to maintain the area next to Greenbelt Road, including landscaping and trash removal. Ms. Davis and Mayor Jordan answered that it wasn’t the community’s responsibility to handle landscaping or trash removal, but it was its responsibility to remove snow and ice.

Mayor Pro Tem Weaver raised a question from the “Question and Answer” feature in Zoom, inquiring about removing dead Comcast or other abandoned power boxes in Windsor Green that are open with exposed wires. Ms. Pope answered that it is the cable company’s responsibility to remove the abandoned power boxes. She explained the procedures and the ordinance she had introduced. Mr. George mentioned that he would follow up with Ms. Andrews, the Public Information Coordinator, to identify the point person for Verizon and Comcast.

Delegate Williams discussed the Maglev issue. She mentioned a couple of bills pending in the State legislature, including her anti-appropriation bill which would prohibit using any state funds to construct a magnetic levitation transportation system.

Delegate Williams also addressed landscape management and trash removal on Greenbelt Road. She mentioned that it is an ongoing issue with the State Highway Administration and is one of the County House Delegation’s priorities.

In response to a question from Mayor Jordan, Ms. MacAdams said that the Greenwood Village board had been meeting via Zoom during the pandemic. She stated that there are 194 units in Greenwood Village. Their three biggest concerns are crime, the Comcast cable boxes, and the landscaping on Mandan Road. Ms. MacAdams thought the City was responsible for the landscaping on Mandan Road, and that section is not maintained. At the GEAC meeting, she discussed replacing the Bradford pear trees on Hanover Parkway and Mandan Road. Ms Davis explained that Public Works has a plan to replace these trees in phases with a diversity of trees.

Ms. MacAdams asked about installing security cameras in Greenbelt East. Mayor Jordan mentioned that cameras are a priority, but there is a focus on Schrom Hills Park and the Spellman Overpass. He explained that there had been discussions about installing security cameras on private property and noted that Hunting Ridge had already done so. Ms. MacAdams requested a meeting between the Greenwood Village Board and City Council.

Ms. MacAdams mentioned that many renters in her community don't think their homes are registered with the City. She asked how the City knows if all the rental units are registered. Mayor Jordan responded that it is up to the homeowner association to provide that information. Mr. Cummings added that the HOA needed to notify the City or the management company so the City could investigate.

Ms. Davis mentioned that the park at the corner of Mandan Road and Hanover Parkway is now part of the Forest Preserve and will not be developed. In response to a question asked by Ms. Rice, Ms. Davis said that she would follow up with the Forest Preserve Advisory Board (FPAB) regarding removing the amenities that are in disrepair from the preserve. She also stated that the City doesn't handle trash pickup in the Forest Preserves. Mr. Roberts noted that members of FPAB host cleanups, and residents who walk through the Forest Preserves could remove trash.

Ms. Rice brought up issues with lighting, crime, and the drainage system in Greenwood Village. Mayor Jordan asked if the stormwater management pond rehabilitation project was completed. Ms. Rice replied that the work was completed, but the workers left the portable toilet. Ms. Deplatchett mentioned that the project wasn't quite complete and that landscaping needed to be finished. Mr. Cummings explained that drainage was an issue in this region.

Mr. Gordon asked if the City could fine the business that left the porta-potty at Greenwood Village or if Public Works could confiscate the porta-potty and charge the company a storage fee. Council requested Mr. George to research this issue. Mayor Jordan requested a work session to discuss the Clean Water Partnership and receive some follow-up. Mr. Cummings mentioned that if the porta-potty is being used and not serviced, it could create a hazardous situation. He was advised to contact Code Enforcement.

Mayor Pro Tem Weaver mentioned that the American Rescue Plan Act (ARPA) Fund could be used to fix drainage issues.

Mayor Jordan inquired about the property value at Greenwood Village. Ms. MacAdams stated that a couple of homes have been on the market for a while, and three houses in her section were sold.

Mayor Jordan also asked about foreclosures and legal action during COVID-19. Ms. MacAdams explained that the biggest problem is residents not paying their HOA dues. Greenwood Village has approximately \$45,000 in back dues.

Mr. Cummings addressed Hunting Ridge's concerns, including the Maglev, the widening of the Beltway, crime issues, and traffic on Hanover Parkway at the roundabout. He mentioned that a security camera was installed at the entrance of Hunting Ridge and that they are working with the Police Department.

Information items:

Ms. Davis advised that the National League of Cities Congressional City Conference would

primarily focus on infrastructure and available funding opportunities. She also provided a report on a Maryland Municipal League Legislative Committee meeting she had attended.

Mr. Gordon asked that the City of Greenbelt pray for the City of Hyattsville on losing its Mayor, Kevin Ward.

Mayor Jordan asked Mr. George to assemble a list of potential bond projects identified by staff and to work with Senator Pinsky to submit a bond bill request for funding.

The meeting ended at 10:27 p.m.

Respectfully submitted,

Bonita Anderson
City Clerk

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: Meeting Minutes

Agenda Section: COMMUNICATIONS - 30 minutes (7:45 - 8:15 p.m.)

Subject:

Statement of Record - Closed Session, October 7, 2024

Suggested Action:

Reference: Statement for the Record, October 7, 2024

Closed Session of October 7, 2024: The following motion is needed: In accordance with the General Provisions Article, Section 3-06(C)(2) of the Annotate Code of the Public General Laws of Maryland. I moved that the minutes of tonight's meeting reflect that Council met in closed session on Monday, October 7, 2024, at 9:11 p.m., in Council Chambers. Council held this closed meeting in accordance with Section 3-305 (1) of the General Provisions Article of the Annotated Code of the Public General Laws of Maryland: 1) to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom it has jurisdiction; or any other personnel matter that affects one or more specific individuals.

The purpose of this meeting 1) to discuss the City Manager's Evaluation Process.

Vote to closed session:

Ms. Knesel - Yes

Ms. McKinney - Yes

Ms. Pompei - Yes

Ms. Pope - Yes

Mr. Roberts - No

Ms. Weaver - Yes

Mayor Jordan - Yes

The following staff members was in attendance: Josué Salmerón, City Manager; Dawane Martinez, Director of Human Resources; and Adewunmi Lewis, Consultant from MGT.

Council took no action during this session.

Attachments:

[Closed Session Form_10.07.24.pdf](#)

**WRITTEN STATEMENT FOR CLOSING A MEETING
OF THE GREENBELT CITY COUNCIL**

Date: 10/7/2024 Time: 9:11 pm Location: Council Chambers

Motion to close meeting made by: Weaver Seconded by: Pope

Members voting to close meeting:

	Yes	No	Abstain	Absent
Ms. McKinney	X			
Ms. Pompei	X			
Ms. Pope	X			
Mr. Roberts		X		
Ms. Knesel	X			
Ms. Weaver	X			
Mayor Jordan	x			

**STATUTORY AUTHORITY TO CLOSE SESSION (check all that apply):
This meeting will be closed under General Provisions Article, §3-305(b) only:**

- (1) ☒ To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom it has jurisdiction; or any other personnel matter that affects one or more specific individuals;
- (2) ☐ To protect the privacy or reputation of individuals concerning a matter not related to public business;
- (3) ☐ To consider the acquisition of real property for a public purpose and matters directly related thereto;
- (4) ☐ To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State;
- (5) ☐ To consider the investment of public funds;
- (6) ☐ To consider the marketing of public securities;
- (7) ☐ To consult with counsel to obtain legal advice on a legal matter;
- (8) ☐ To consult with staff, consultants, or other individuals about pending or potential litigation;
- (9) ☐ To conduct collective bargaining negotiations or consider matters that relate to the negotiations;

- (10) [] To discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including:
- (i) the deployment of fire and police services and staff; and
 - (ii) the development and implementation of emergency plans;
- (11) [] To prepare, administer, or grade a scholastic, licensing, or qualifying examination;
- (12) [] To conduct or discuss an investigative proceeding on actual or possible criminal conduct;
- (13) [] To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter;
- (14) [] Before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process.

FOR EACH CITATION CHECKED ABOVE, THE REASONS FOR CLOSING AND TOPICS TO BE DISCUSSED:

§3-305(b) (1) To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom it has jurisdiction; or any other personnel matter that affects one or more specific individuals;

§3-305(b) () _____

This statement is made by _____
Emmett V. Jordan (Signature of Presiding Officer)

**WORKSHEET FOR USE IN CLOSED SESSION (CHECKLIST OF DISCLOSURES TO BE
MADE IN MINUTES OF NEXT REGULAR MEETING-NOT A PART OF THE CLOSING STATEMENT)**

OFFICIALS ATTENDING CLOSED SESSION: ☒ MCKINNEY; ☒ POMPI; ☒ JORDAN;
☒ POPE; ☒ ROBERTS; ☒ WEAVER; ☒ KNESEL

STAFF/OTHERS PRESENT:

Josué Salmerón, City Manager; Dawane Martinez, Director of Human Resources;
Adewunmi Lewis, Consultant from MGT

TOPICS DISCUSSED:

Process and timeline for the performance evaluation of the city manager

ACTION(S) TAKEN (IF ANY) AND RECORDED VOTES: NONE

TIME CLOSED SESSION ADJOURNED: 9:55 pm

PLACE OF CLOSED SESSION: Council Chambers

PURPOSE OF CLOSED SESSION: THE PURPOSE OF THIS MEETING IS 1) TO DISCUSS THE CITY
MANAGER'S EVALUATION PROCESS.

STATUTORY AUTHORITY FOR THE CLOSED SESSION: §3-305(b)(1): To discuss the appointment,
employment, assignment, promotion, discipline, demotion, compensation, removal,
resignation, or performance evaluation of appointees, employees, or officials over
whom it has jurisdiction; or any other personnel matter that affects one or more specific
individuals.

MEMBERS WHO VOTED TO CLOSE: ☒ MCKINNEY; ☒ POMPI; ☒ JORDAN; ☒ POPE;
☐ ROBERTS; ☒ WEAVER; ☒ KNESEL

SIGNATURE OF PRESIDING OFFICER: _____

Form Revised: 01/08/24

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Meeting Minutes

Agenda Section: COMMUNICATIONS - 30 minutes (7:45 - 8:15 p.m.)

Subject:

Statement of Record - Closed Session, October 9, 2024

Suggested Action:

Reference: Statement for the Record, October 9, 2024

Closed Session of October 9, 2024: The following motion is needed: In accordance with the General Provisions Article, Section 3-06(C)(2) of the Annotate Code of the Public General Laws of Maryland. I moved that the minutes of tonight's meeting reflect that Council met in closed session on Wednesday, October 9, 2024, at 7:44 p.m., in Council Chambers. Council held this closed meeting in accordance with Section 3-305 (9) and (10) of the General Provisions Article of the Annotated Code of the Public General Laws of Maryland: 1) to conduct collective bargaining negotiations or consider matters that relate to the negotiations; and (2) to discuss the public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans.

The purpose of this meeting was 1) to discuss the City and Fraternal Order of Police Lodge No. 32 agreement regarding Collective Bargaining Agreement (CBA); and 2) to discuss the Deployment and Status of the Fire Department, Emergency Medical Services (EMS), and Police Services.

Vote to closed session:

Ms. Knesel - Yes

Ms. McKinney - Yes

Ms. Pompei - Yes

Ms. Pope - Yes

Mr. Roberts - No

Ms. Weaver - Yes

Mayor Jordan - Yes

The following staff members was in attendance: Josué Salmerón, City Manager; Richard Bowers, Police Chief (until 8:44 p.m.).

Other attendees were Stephen Silvestri and Blaine Taylor from Jackson Lewis Law Firm (until 8:44 p.m.); Suellen Fergusson, Attorney (from 8:46 p.m.).

Council took no action during this session.

Attachments:

[Closed Session Form_10.09.24.pdf](#)

**WRITTEN STATEMENT FOR CLOSING A MEETING
OF THE GREENBELT CITY COUNCIL**

Date: 10/09/2024 Time: 7:44 Location: Council Chambers

Motion to close meeting made by: Weaver Seconded by: Pope

Members voting to close meeting:

	Yes	No	Abstain	Absent
Ms. McKinney	x			
Ms. Pompei	x			
Ms. Pope	x			
Mr. Roberts		x		
Ms. Knesel	x			
Ms. Weaver	x			
Mayor Jordan	x			

**STATUTORY AUTHORITY TO CLOSE SESSION (check all that apply):
This meeting will be closed under General Provisions Article, §3-305(b) only:**

- (1) ☐ To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom it has jurisdiction; or any other personnel matter that affects one or more specific individuals;
- (2) ☐ To protect the privacy or reputation of individuals concerning a matter not related to public business;
- (3) ☐ To consider the acquisition of real property for a public purpose and matters directly related thereto;
- (4) ☐ To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State;
- (5) ☐ To consider the investment of public funds;
- (6) ☐ To consider the marketing of public securities;
- (7) ☐ To consult with counsel to obtain legal advice on a legal matter;
- (8) ☐ To consult with staff, consultants, or other individuals about pending or potential litigation;
- (9) ☒ To conduct collective bargaining negotiations or consider matters that relate to the negotiations;

- (10) [x] To discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including:
- (i) the deployment of fire and police services and staff; and
 - (ii) the development and implementation of emergency plans;
- (11) [] To prepare, administer, or grade a scholastic, licensing, or qualifying examination;
- (12) [] To conduct or discuss an investigative proceeding on actual or possible criminal conduct;
- (13) [] To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter;
- (14) [] Before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process.

FOR EACH CITATION CHECKED ABOVE, THE REASONS FOR CLOSING AND TOPICS TO BE DISCUSSED:

§3-305(b) (9) to discuss the City and Fraternal Order of Police Lodge No. 32 agreement regarding Collective Bargaining Agreement (CBA);

§3-305(b) (10) to discuss the Deployment and Status of the Fire Department, Emergency Medical Services (EMS), and Police Services.

This statement is made by _____
Emmett V. Jordan (Signature of Presiding Officer)

**WORKSHEET FOR USE IN CLOSED SESSION (CHECKLIST OF DISCLOSURES TO BE
MADE IN MINUTES OF NEXT REGULAR MEETING-NOT A PART OF THE CLOSING STATEMENT)**

OFFICIALS ATTENDING CLOSED SESSION: ☒ MCKINNEY; ☒ POMPI; ☒ JORDAN;
☒ POPE; ☒ ROBERTS; ☒ WEAVER; ☒ KNESEL

STAFF/OTHERS PRESENT:

Josué Salmerón, City Manager; Rick Bowers, Police Chief (until 8:44); Stephen Silvestri
and Blaine Taylor from Jackson Lewis Law Firm (until 8:44); Suellen Fergusson,
Attorney (from 8:46)

TOPICS DISCUSSED:

Process and plans for negotiation of Collective Bargaining Agreement with Fraternal
Order of Police; briefing related to status of fire department staffing changes and
discussion of strategy going forward

ACTION(S) TAKEN (IF ANY) AND RECORDED VOTES: NONE

TIME CLOSED SESSION ADJOURNED: 9:41

PLACE OF CLOSED SESSION: Council Chambers

PURPOSE OF CLOSED SESSION: THE PURPOSE OF THIS MEETING IS 1) TO ADDRESS PERSONNEL
MATTERS OVER WHICH THIS BODY HAS JURISDICTION; 2) THE PURPOSE OF THIS MEETING WAS 1) TO
DISCUSS THE CITY AND FRATERNAL ORDER OF POLICE LODGE NO. 32 AGREEMENT REGARDING
COLLECTIVE BARGAINING AGREEMENT (CBA); AND 2) TO DISCUSS THE DEPLOYMENT AND STATUS OF
THE FIRE DEPARTMENT, EMERGENCY MEDICAL SERVICES (EMS), AND POLICE SERVICES.

STATUTORY AUTHORITY FOR THE CLOSED SESSION: §3-305(b)(9) and (10): To conduct
collective bargaining negotiations or consider matters that relate to the negotiations;;
and to discuss public security, if the public body determines that public discussion
would constitute a risk to the public or to public security, including: (i) the deployment
of fire and police services and staff; and (ii) the development and implementation of
emergency plans

MEMBERS WHO VOTED TO CLOSE: ☒ MCKINNEY; ☒ POMPI; ☒ JORDAN; ☒ POPE;
☐ ROBERTS; ☒ WEAVER; ☒ KNESEL

SIGNATURE OF PRESIDING OFFICER: _____

Form Revised: 01/08/24

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Board and Committee Reports

Agenda Section: COMMUNICATIONS - 30 minutes (7:45 - 8:15 p.m.)

Subject:

Forest Preserve Advisory Board (FPAB) Report #2024-01: Trail reroutes and closures in the North Woods Tract of the Forest Preserve

Suggested Action:

It is recommended that the Council accept this report.

Attachments:

[FPAB Report 2024-01 Trail Reroutes.pdf](#)

SUBJECT: Trail reroutes and closures in the North Woods Tract of the Forest Preserve

DATE: Friday, September 27, 2024

BACKGROUND: The Master Trails Plan approved by City Council in 2023 recommends rerouting trails where appropriate to move away from potentially dangerous locations such as steep stream banks and to reduce unnecessary trails.

“The Environmental Coordinator may reroute short sections of trail to avoid steep drop offs. Proposals for new trail segments longer than 100’ will be submitted through FPAB to Council for approval.” (page 20)

“Unnecessary or damaging trails should be closed or re-rerouted to reduce users’ impacts on the forest.” (page 13)

DISCUSSION:

- A. On the lower section Canyon Creek Trail there are three sections where the trail is located next to steep slopes. It would be relatively straightforward to reroute the trail on new alignments. However, the rerouted trail sections would be over 100 feet in length, definitely for two sections and possibly on the third.
- B. After entering the North Woods from Northway Road and crossing the Sipi Ahsikemensh Stream, the Eagle Bridge Trail splits into two branches, both of which then end at section of the Goddard Branch Trail that parallels the stream. The northwest trail branch, which was the less used of the two, has been blocked by a large fallen tree. This trail does not seem necessary and trail users can follow the northeast branch, as has already happened. Having two trails in this area makes navigating the trails more confusing and easier to get lost. Closing the trail would reduce environmental impacts and help protect and restore biodiversity in the Preserve. The closed trail would be over 100 feet long.

RECOMMENDATION:

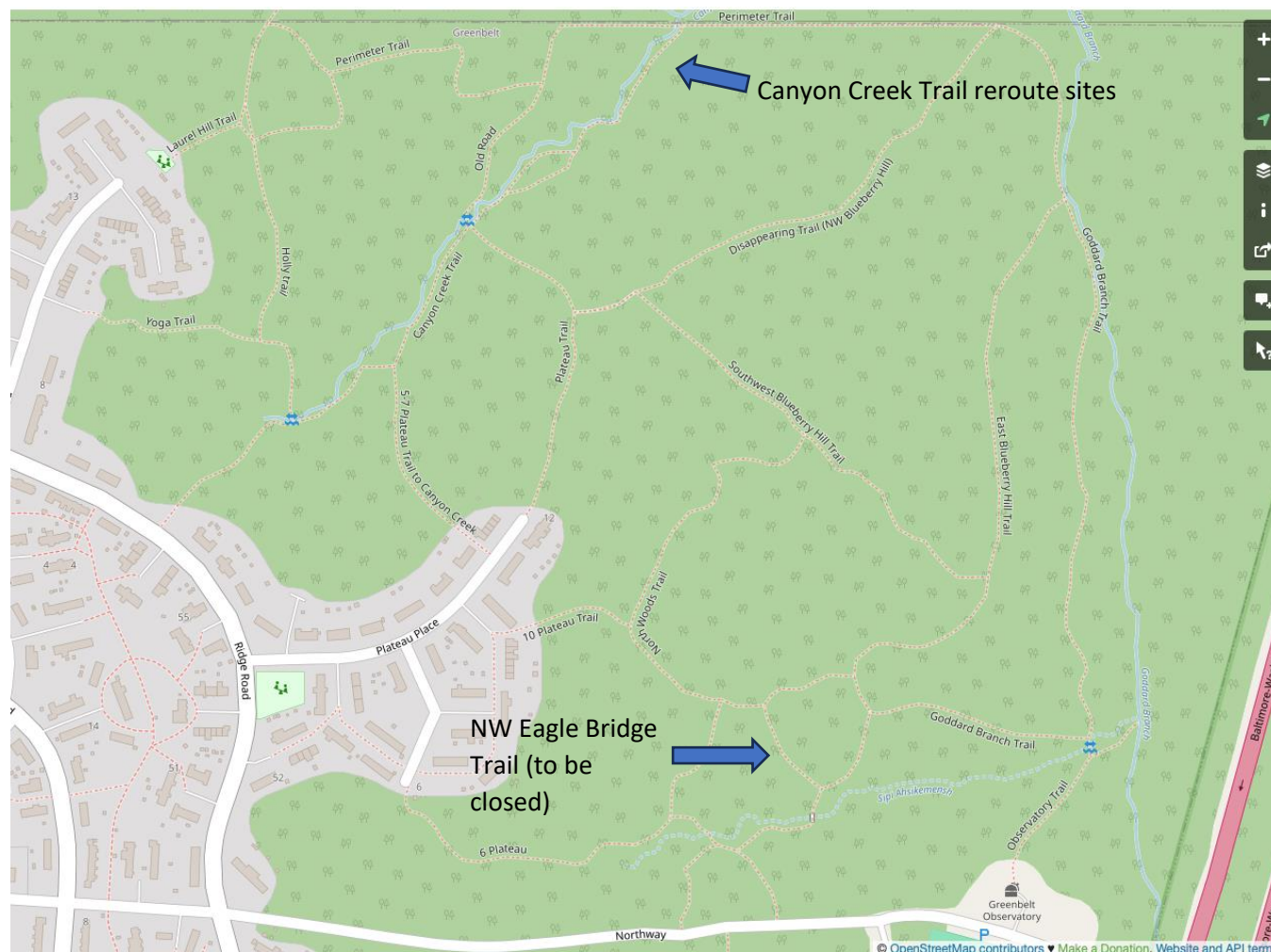
The Forest Preserve Advisory Board recommends that Council instruct Public Works to work with volunteers to:

- 1) close three sections of the Canyon Creek Trail and reroute them to avoid steep stream banks.
- 2) close the northwest branch of the Eagle Bridge Trail, rerouting trail users onto the existing northeast branch.

Locations are shown on the map below.

The old trail segments should be blocked off and filled with woody debris and leaf material. New trails should be marked with temporary signage and the path edges indicated with tree limbs.

Figure 1. Locations of Canyon Creek Trail and Northwest Eagle Bridge Trail reroute sites



City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: LEGISLATION

Agenda Section: LEGISLATION - 30 minutes (8:15 - 8:45 p.m.)

Subject:

Resolution to Establish Charter Review Taskforce
- 2nd Reading, Adoption

Suggested Action:

Reference: Memo - T. George - 09.23.2024
Resolution

Resolution for the creation of a Charter Review Task Force to review the City Charter and City Code, as directed by Council, and to recommend changes for City Council consideration. All City Council-approved changes would then proceed through the state-mandated Charter change process.

Mayor Jordan introduced this Resolution at the Regular Meeting on September 23, 2024. It is recommended it be introduced for second reading and adoption at tonight's meeting.

Attachments:

[City Charter Review Working Group Revised for 9-23-24, v4.pdf](#)
[Charter Review Task Force Resolution v3.pdf](#)

CITY OF GREENBELT, MARYLAND

OFFICE OF THE CITY MANAGER

25 CRESCENT ROAD, GREENBELT, MD. 20770



MEMORANDUM

To: Josué Salmerón
From: Tim George
RE: City Charter Review Task Force
Date: September 20, 2024

Admin staff has reviewed the original proposed approach and also the output from the Council Worksession on July 10. We have modified the approach accordingly and have also prepared a Charter Review Task Force resolution for 1st Reading and Council review and comment.

We are still recommending a three-part approach that will include a legal review; a staff review (administrative/functional), and a community-driven Charter Review Task Force. All three components would occur concurrently with the findings of the legal and staff review coming more quickly and informing the Task Force review process. To that point, the legal review and administrative/functional review will begin immediately upon Council approval and the Task Force will begin their work within 2 months of Council approval (see proposed schedule below).

For background, each component is described briefly below.

- 1) Staff Review. Staff from all departments within the City, as well as a Council representative, will review the Charter from a City operational standpoint. Staff have a more intimate knowledge of City operations and will have the time/capacity for the deep dive review required. The larger Task Force will have an important role in reviewing the Charter and the findings of Legal and Staff review.

The Staff Review Team would include: City Manager, City Councilmember, Assistant City Manager, City Clerk, Planning/Code, Human Resources, Finance, Police, CARES and DEI.

- 2) Charter Review Task Force Review and Recommendations. A larger group of community stakeholders should review the Charter from a community standpoint. This Task Force will review the Charter itself as well as the deep dive findings of the legal review and staff review. This three-prong approach will ensure that we are reviewing the Charter holistically, seeing all perspectives and hearing all stakeholder voices. The Task Force process will also include public meetings and other public input.
- 3) Legal Review. This component will have the City Solicitor, or another outside legal counsel, review the Charter from a legal/compliance perspective. Their main function will be ensuring that the Charter document is in compliance with state and county laws that have been implemented since the Charter's initial drafting. The review should also ensure that any amendments or changes

over the years are compliant.

Members

Charter Review Task Force Members is proposed to have 15 members, including: Residents (6) (2 from each area of Greenbelt), Businesses (4), Staff (3), and City Council (2)

Public Review Process

- 1) Resident/Stakeholder Input. Resident input is very important to this process and important to both Council and staff. The proposed process incorporates two (2) open meetings to receive resident/stakeholder input and feedback. Once the Task Force has developed preliminary recommendations, there will be one Council Work Session for additional input/feedback. Once final recommendations are approved by City Council, the changes themselves will follow the mandated charter change process.
- 2) Advisory Board/Committee and Reparations Commission Input. As with many of the City's initiatives, the findings and recommendations of the Charter review process would be submitted to select Advisory Boards/Committees and the Reparations Commission for their input. Similarly to the resident/stakeholder input above, there will be several opportunities for these bodies to participate in the process. We would not be asking them to do a full Charter review, but rather to review the preliminary findings and recommendations of the Task Force.

Proposed Schedule

We are proposing a nine (9) month schedule, not including the formal Charter change process. The proposed schedule is shown in the chart on the following page, and summarized below.

Task	Schedule
Resolution Approval	Day 1
Interview/Appoint Members	Months 1-2
Staff/Legal Review	Months 1-2
Kick-off meeting with Task Force	Month 3
Open meeting #1 for suggestions	Month 3
Task Force charter preliminary review	Months 3-5
Submission of findings to Advisory Boards	Month 5
Refinement of the preliminary findings	Months 5-7
Open meeting #2 for feedback	Month 7
Drafting the Final findings Report	Months 8-9
Council Work Session	Month 9
Final recommendation refinements	Month 9
Council Regular Meeting	Month 9

Task	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9
Resolution Approval	X								
Interview/Appoint Members									
Staff/Legal Review									
Kick-off meeting with Task Force			X						
Task Force charter review									
Open meeting #1 for suggestions			X						
Submission of findings to Advisory Boards					X				
Refinement of the preliminary findings									
Open meeting #2 for feedback							X		
Drafting the Final findings report									
Council Work Session									
Final recommendation refinements									
Council Regular Meeting									X

Introduced: September 23, 2024
1st Reading: Mayor Jordan
Passed:
Posted:
Effective:

RESOLUTION NUMBER XXXX

A RESOLUTION FOR THE ESTABLISHMENT OF A CHARTER REVIEW TASK FORCE

WHEREAS, the Greenbelt City Council has the responsibility to ensure that the City Charter is reflective of enacted Charter Amendments, is compatible with current County, State, and Federal law and, is supportive of the needs of City Residents and Officials; and

WHEREAS, the ultimate objective of the City Charter is to balance control with organizational and process flexibility and discretion; and

WHEREAS, it is beneficial for the City Charter to be reviewed periodically to ensure consistency and clarity; and

WHEREAS, a comprehensive review of the City Charter is a weighty activity that requires serious consideration and participation from impacted parties; and

WHEREAS, the City's Charter has not undergone a comprehensive review in recent years; and

WHEREAS, the City Council recognizes the value of diverse perspectives and expertise from individuals who represent our community; and

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Greenbelt, Maryland, that the following procedures will govern the Charter Review Process.

- 1) A Greenbelt City Charter Review Task Force (Task Force) will be established for the purpose of reviewing the City Charter and Council-identified City Code chapters;
- 2) The Task Force will be established by this resolution and stay in effect until the review is complete and the Charter changes approved by the City Council, at which time the Task Force will be dissolved;
- 3) The completion of the Charter review must occur within 9 months of the formation of the Task Force;

- 4) The Task Force shall have 15 members, as follows:
 - a. Greenbelt residents (2 from each area of the City) 6
 - b. Greenbelt businesses 4
 - c. City Staff (Admin, Planning, DEI) 3
 - d. City Council 2
- 5) The Task Force Chair shall be elected from and by the members of the Task Force and must be either a resident or businessperson;
- 6) City Staff and the City Solicitor will conduct functional/administrative and legal reviews, respectively, concurrent with the Task Force work. Findings from this work will inform the Task Force review process;
- 7) The Task Force will hold an initial open public meeting to solicit input;
- 8) Preliminary findings of the Task Force, including staff/legal review, will be reviewed by the Advisory Boards & Committees and Commissions, as appropriate;
- 9) The Task Force will review the Advisory Board input in preparing a preliminary findings report to be reviewed by the City Solicitor for legal sufficiency;
- 10) The resulting Preliminary Findings report will be shared with Council and residents at a City Council Work Session;
- 11) The Task Force shall hold at least two (2) open meetings to gather City stakeholder input/feedback, and one Council Work Session to present preliminary recommendations;
- 12) Final Charter change recommendations will be presented at a Regular City Council Meeting for discussion and approval;
- 13) Approved Charter change recommendations will follow the state-mandated Charter change process.

Emmett V. Jordan, Mayor

ATTEST:

Bonita Anderson, City Clerk

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: OTHER BUSINESS

Agenda Section: OTHER BUSINESS - 60 minutes (8:45 - 9:45 p.m.)

Subject:

Board of Elections Report #2024-04: Provisions and Proposed Amendments Regarding Council Vacancies

Suggested Action:

Reference:

Board of Elections Report #2024-04: Provisions and Proposed Amendments Regarding Council Vacancies
Council Vacancy Infographic

On July 29, the City Council met with the Board of Elections to review and discuss the report, which outlined recommended procedures for filling a vacant Council seat. During tonight's meeting, the Council will revisit these recommendations, discuss them in detail, and provide feedback to the Board of Elections.

On August 12, 2024, the Greenbelt Board of Elections submitted a revised Report #2024-04, proposing two recommendations to amend City Charter Section 32 regarding Council vacancies.

First Proposed Charter Amendment in summary:

If a Council seat becomes vacant due to reasons such as death, resignation, incapacity, or failure to participate, as determined by a majority vote of the Council, the vacancy will be filled according to the procedures outlined in the Election Code.

Second Proposed Charter Amendment in summary:

If a Council seat becomes vacant due to reasons such as death, resignation, incapacity, or failure to participate, the vacancy will be filled based on when it occurs. If it happens more than 180 days before the next election, it will be filled through a special mail-in election. Candidates must file nomination papers, and ballots will be mailed to voters, who have 30 days to respond. If the vacancy occurs between 60 and 180 days before the next election, the Council will fill the seat by majority vote after a public hearing. Vacancies occurring within 60

days of an election may remain vacant or be filled at the Council's discretion. If three or more vacancies occur simultaneously, a special election is required. Once a vote is certified, the new Council member must take the oath of office within ten days.

If Council chooses the second proposal, then no code amendments are required. If Council chooses the first proposal, then the election code must be amended using the procedures set out in the first proposal.

Included in Council packet is the Board of Elections report outlining in detail the two proposed charter amendments for discussion and next steps.

Attachments:

[BoE4212Charter32Vacancies_Report 2024-04.pdf](#)

[Council Vacancies Infographic.pdf](#)

8 AUGUST 2024

GREENBELT CHARTER, SECTION 32

Present Provisions and Proposed Amendments
Regarding Council Vacancies

PRESENT CHARTER PROVISIONS

SECTION 32. Vacancies on council.

If a seat in the council becomes vacant, the remaining members of council by a majority vote shall, as soon as possible, elect a person to fill the unexpired term. If three (3) or more council seats are vacant at the same time, the board of elections shall call at the earliest date a special election to fill said vacancies for the unexpired terms.

FIRST PROPOSED CHARTER AMENDMENTS

SECTION 32. Vacancies on [council] Council.

If a seat [in the council becomes vacant, the remaining members of council by a majority vote shall, as soon as possible, elect a person to fill the unexpired term. If three (3) or more council seats are vacant at the same time, the board of elections shall call at the earliest date a special election to fill said vacancies for the unexpired terms] on the Council becomes vacant for any reason, including without limitation death or resignation, physical or mental or legal incapacity, or willful failure to participate in Council proceedings, all as determined by majority vote of the Council, then the vacancy shall be filled as provided in the Election Code, Chapter 8 of the City Code.

SECOND PROPOSED CHARTER AMENDMENTS

SECTION 32. Vacancies on [council] Council.

If a seat [in the council becomes vacant, the remaining members of council by a majority vote shall, as soon as possible, elect a person to fill the unexpired term. If three (3) or more council seats are vacant at the

same time, the board of elections shall call at the earliest date a special election to fill said vacancies for the unexpired terms] on the Council becomes vacant for any reason, including without limitation death or resignation, physical or mental or legal incapacity, or willful failure to participate in Council proceedings, all as determined by majority vote of the Council, then the vacancy shall be filled as provided in this section.

(a) If the vacancy occurs during the period after a regular election until 181 days before the next election, then it shall be filled by special election, by mail-in voting, as follows:

(1) After Council by resolution announces the vacancy, candidates must file nomination papers with the Clerk within 15 days of passage. Papers to be filed include a nomination petition signed by the candidate and 25 registered voters and a financial report form signed by the candidate's appointed treasurer showing an open bank account for the candidate's campaign donations and expenditures.

(2) Within 20 days of the last day for filing nomination papers, the Board of Elections must approve and the Clerk must mail first-class a ballot to all voters on Prince George's County's list of registered voters and the City's supplemental voter list. Names shall appear on the ballot in the order determined by random drawing. The Clerk must include with the ballot instructions for its completion and submittal.

(3) Ballots may be submitted to the Clerk's office by mailing, drop box, or personal delivery, but they may not be counted unless received in the Clerk's office or a drop box within 30 days of the Clerk's mailing.

(4) Within three days of the final ballot submittal date, the Board shall determine the vote totals and certify the results to the Council.

(b) If the vacancy occurs more than 60 and up to 180 days before the next regular election, then Council members must fill it by majority

vote, within 45 days. The Council must hold a public hearing in each City area, in east, central, and west Greenbelt, and allow a written nomination, until the date of the final hearing, of any resident who is a qualified voter in the City.

(c) If the vacancy occurs 60 or fewer days before the next regular election, then the seat may remain vacant until after the election or the Council, in its discretion, may fill the seat for the remainder of the Council term.

(d) If, more than 60 days before an election, there occur three or more Council vacancies, then the seats must be filled by special election. Nominations, ballot preparation, voting, and certification shall follow the procedures stated above.

(e) After a vote to fill a vacancy has been certified by the Board or has otherwise been determined final by the Council, the selected candidate, within ten days, shall take the oath of office and be eligible to participate in all Council proceedings.

KEY:

[Brackets] indicate matter deleted from existing law.

Underlining indicates matter added to existing law.



City of Greenbelt Board of Elections Proposed Council Vacancy Options

Board of Elections Report #

2024-04

The Greenbelt Board of Elections has proposed two options for Council to consider in the event of a vacancy on City Council. If 'Option 1' is chosen, legislation will need to be drafted to amend the Election Code. Alternatively, if 'Option 2' is selected, legislation will need to be drafted to amend the City Charter. Both of these will options use the proposed timeline for filling the vacancy.

1ST Option Code Amendment

VACANCY WILL BE FILLED
ACCORDING TO THE
PROEDURES OUTLINED IN
THE ELECTION CODE

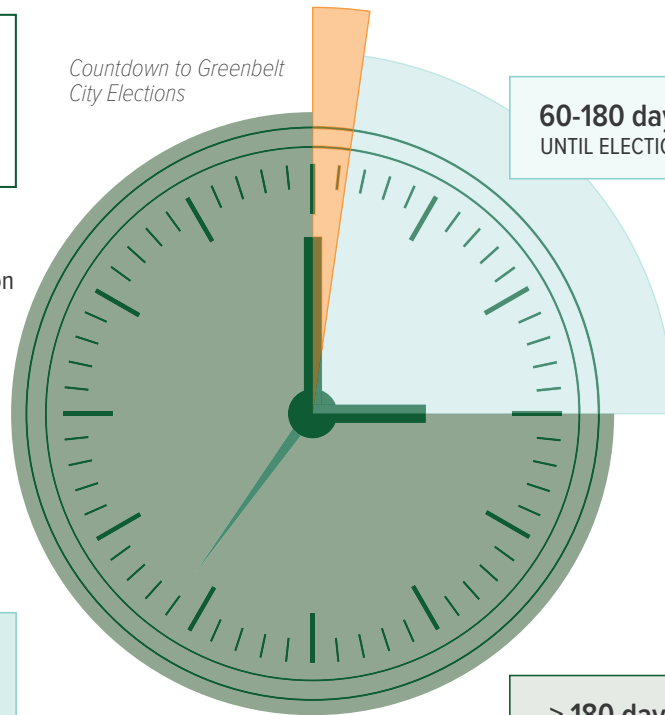
To view the City of Greenbelt's current Election Code, visit our website at www.greenbeltmd.gov or contact the City Clerk's Office at (301) 474-8000.

2ND Option Charter Amendment

0-60 days
UNTIL ELECTION

SEAT MAY REMAIN VACANT OR FILLED
AT COUNCIL'S DISCRETION

Countdown to Greenbelt
City Elections



60-180 days
UNTIL ELECTION

COUNCIL FILLS SEAT BY MAJORITY VOTE
AFTER PUBLIC HEARING WITHIN 45 DAYS

- 1 Council must hold public hearing in each City area:
 - East Greenbelt
 - Central Greenbelt
 - West Greenbelt
- 2 Allow a written nomination, until the date of the final hearing, of any resident who is a qualified voter in the City

Special Scenario

Three (3) or
more vacancies
OCCUR SIMULTANEOUSLY

SPECIAL ELECTION
REQUIRED

- 1 Nominations, ballot preparation, voting, and certification shall follow the procedures stated on right
- 2 Once a vote is certified:
 - Candidate must take oath of office within 10 days and becomes eligible to participate in all Council proceedings

> 180 days
UNTIL ELECTION

SPECIAL MAIL-IN ELECTION

- 1 Council announces vacancy
- 2 Nomination papers must be filed with City Clerk within 15 days; papers include:
 - Nomination petition signed by candidate and 25+ registered voters
 - Financial report form signed by candidate's appointed treasurer showing an open bank account for candidate's campaign donations and expenditures
- 3 Within 20 days of nomination papers deadline:
 - Board of Elections must approve and Clerk must mail first-class ballots to all voters on Prince George's County's list of registered voters and the City's supplemental voter list
 - Names shall appear on ballot in order determined by random drawing
 - Clerk must include ballot instructions for its completion and submittal
- 4 Ballots must be submitted to Clerk's office by mailing, drop box, or personal delivery
 - May not be counted unless received in Clerk's office or a drop box within 30 days of Clerk's mailing
- 5 Within 3 days of final ballot submittal date, the Board of Elections shall determine the vote totals and certify the results to Council

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: OTHER BUSINESS

Agenda Section: OTHER BUSINESS - 60 minutes (8:45 - 9:45 p.m.)

Subject:

Greenbelt Armory Feasibility Consultant Recommendation

Suggested Action:

Reference: Recommendation

The City Council allocated American Rescue Plan Act (ARPA) lost revenue funds to conduct a feasibility and use study of the Greenbelt Armory property. The proposed feasibility study will consist of a complete evaluation of the current conditions and the extent of damages to the National Guard Greenbelt Armory building (approx. 21,500 SF) and site (approx. 8-acres). The feasibility study will also include the projected cost to remediate any environmental hazards, projected costs to renovate the facility and the analysis of three (3) development concepts: 1) New Municipal Building & Mixed-use Space; 2) New Fire Station; and, 3) a contractor-provided recommendation based on the feasibility work and stakeholder input. This feasibility study will also include meeting with residents, key stakeholders and Council/staff to discuss the potential uses of the property.

The RFP was posted on the City's website and the state eMMA project site. From those two placements, the City received interest from 40 contractors and received 16 proposal submissions. The long list of 16 proposals was reviewed by the Acting Public Works Director and staff and was reduced to four (4) finalists. During the best and final offer (BAFO) round of the selection process, four (4) proposals were reviewed, three (3) of which moved onto the final in-person interview phase as they fell within competitive range.

While we believe all four firms are qualified to provide the services requested, the proposal submitted by the AMAR Group represents the best value for the City. AMAR is a local firm, located in Washington, DC showed a strong understanding of Greenbelt, the needed work and findings to come from this Armory study and the need for comprehensive stakeholder engagement. Staff recommends that the Council accept the proposal of the AMAR Group,

LLC to provide a feasibility study for the Greenbelt Armory and authorize the City Manager to enter into a contract with the AMAR at a cost not to exceed \$166,000.

Attachments:

[Greenbelt BAFO Armory_AMAR_LR.pdf](#)



ARMORY FEASIBILITY STUDY
TO EVALUATE THE CURRENT C ONDITIONS OF THE
NATIONAL GUARD GREENBELT ARMORY, LOCATED AT
7100 GREENBELT ROAD IN THE CITY OF GRENBELT,
MARYLARND, 20770 INCLUDING DETERMINING THE
EXTENT OF DAMAGE AND ESTIMATE THE COSTS TO
REMEDiate THE ENVIRONMENTAL HAZARDS AND TO
RENOVATE THE FACILITY.
BEST AND FINAL OFFER (BAFO)



Proposal Due Date:

July 26, 2024 by 2:00 p.m. EST

Proposal Delivery Location:

City of Greenbelt Department of Public Work
555 Crescent Road
Greenbelt, Md 20770
Attention: Brian Kim, Assistant Director
bkim@greenbeltmd.gov

Responders:

AMAR GROUP, LLC
2141 Wisconsin Avenue, NW #G-3
Washington, DC 20007
202-829-2577

Contact:

Genell V. Anderson, AIA, NOMA, ICC
timesthomas@amargroupllc.com

Solicitation:

BAFO RFP for Armory Feasibility Study

AMAR GROUP, LLC



Architecture, Management and Research

***AMAR Group, LLC confirms the Proposal will be open for acceptance for a period of 120 days from Proposal due date.**

TABLE OF CONTENTS

A - Letter of Interest	3
B - Schedules	6
C - Cost Summary	10
D - Project Team	12
E - Firm Profiles	15
- Methodology and Approach	23
- Relevant Experience	65
F - Project Team Resumes	71
G - Attachments	

A - LETTER OF INTEREST



July 26, 2024

City of Greenbelt Department of Public Works
555 Crescent Road
Greenbelt, MD 20770
Attention: Brian Kim, Assistant Director

Dear Mr. Kim,

AMAR Group, LLC is pleased to submit a response to your requested **RFP for Armory Feasibility Study Project** as a Small, Women-Owned Business. Our full-service architecture, civil engineering and certified third-party inspection agency has been serving the MD, DC, and VA areas since 1991. AMAR Group is currently serving as the Project Manager/Construction Manager on a 25-month DDOT Contract for Quinn Consulting. Our ability to staff projects is based on senior level skills which allow for proficiency in a variety of project types. Staff includes a range of senior leadership with nearly 100 years of combined technical experience. Middle management and internship roles combined, lend high proficiency while utilizing new technologies. Senior team members offer technical experience with complex structures, budgeting project time, cost estimating analysis and meeting project schedule constraints.

AMAR Group, LLC has conducted over 300 assessments /feasibility studies. Previous clients who have utilized our services for repeat business include: **Armed Forces Retirement Home (AFRHA); Department of General Services (DGS), and District of Columbia Housing Authority (DCHA).**

AMAR Group, LLC COMPANY DATA

AMAR was founded in 1991 by Ms. Genell V. Anderson and was incorporated in 2004. AMAR Group, LLC has worked successfully with a variety of government agencies, non-profit and private organizations. We are proud to offer a customer-based service.

Our in-house team and consultants specialize in listening first to our clients, ensuring a full understanding of their needs prior to starting any task. AMAR's Team is comprised of the following members:

- **Team Lead / Architect: AMAR Group, LLC (AMAR)**
- **MEP/FP: Henry Adams (HA)**
- **Historic / Building Envelope / Environmental / Structural: Wiss Janey Eisten (WJE)**
- **Civil/Landscape: A Morton Thomas (AMT)**
- **Geotechnical/Site Environmental: Engineering Consulting Services (ECS)**
- **Cost Estimators: Toscano Clements Taylor (TCT)**



Our expert team is well-versed in current codes and requirements including: International Building (I-Codes), Americans with Disabilities Act (ADA), and LEED sustainability standards. AMAR Group will make recommendations to ensure that the requested content is executed as specified from assessment and report documentation through final completion of work.

We understand the Scope to be as follows:

- **Task 1**
- Identify, through a visual observation of the buildings, any major deficiencies to address: such as storm water retention, structural condition, roofing, hazardous materials, flooring, bathroom fixtures, etc.
- **Task 2**
- Review and provide recommendations, cost analysis which address improvements to the facility.
- Provide feasibility analysis for Identifying potential for an enclosed sports facility either within the current building or on available land within the property site.

Task 3 - Provide 3 concept renderings/ designs and associated costs.

Our approach will be a three-step process.

1. **Mobilization:** Print and review the plans for the property to become familiar with them.
2. **Field Survey and Documentation:** We plan to survey the property with Armory representative(s) identified by the property owner. Comparing documentation with existing conditions and marking differences.
3. **Reporting:** Our report of the results of our surveys and testing will include observations in narrative format, accompanied by photographic documentation of critical deficiencies; professional recommendations; feasibility assessment of providing an enclosed recreation amenity onsite and cost analysis.

We are excited about the opportunity to work with you on this Armory Feasibility Study Project. If you have any questions, please contact us. Our web site is www.amargroupllc.com. Genell Anderson, AIA, NOMA, ICC is the contact person. My email is ganderson@amargroupllc.com. My cell phone number is 202-327-0785.

Respectfully,



Genell Anderson, AIA, ICC, NOMA

INTRODUCTION



Project Description

The project site is located at 7100 Greenbelt Road in the Greenbelt area of Prince George's County, Maryland. The site is currently developed with a two-story brick building, several detached garage/storage facilities, and associated pavements. The site was originally built for use as a National Guard Armory in 1954.

Based on the provided information, we understand that the existing structure may be renovated or demolished and replaced with a new structure. Specific information regarding the new development was not available at the time of this proposal, however, we do understand that the construction may include a new indoor sports facility. Furthermore, we understand that this scope is for a feasibility study and not for final design.

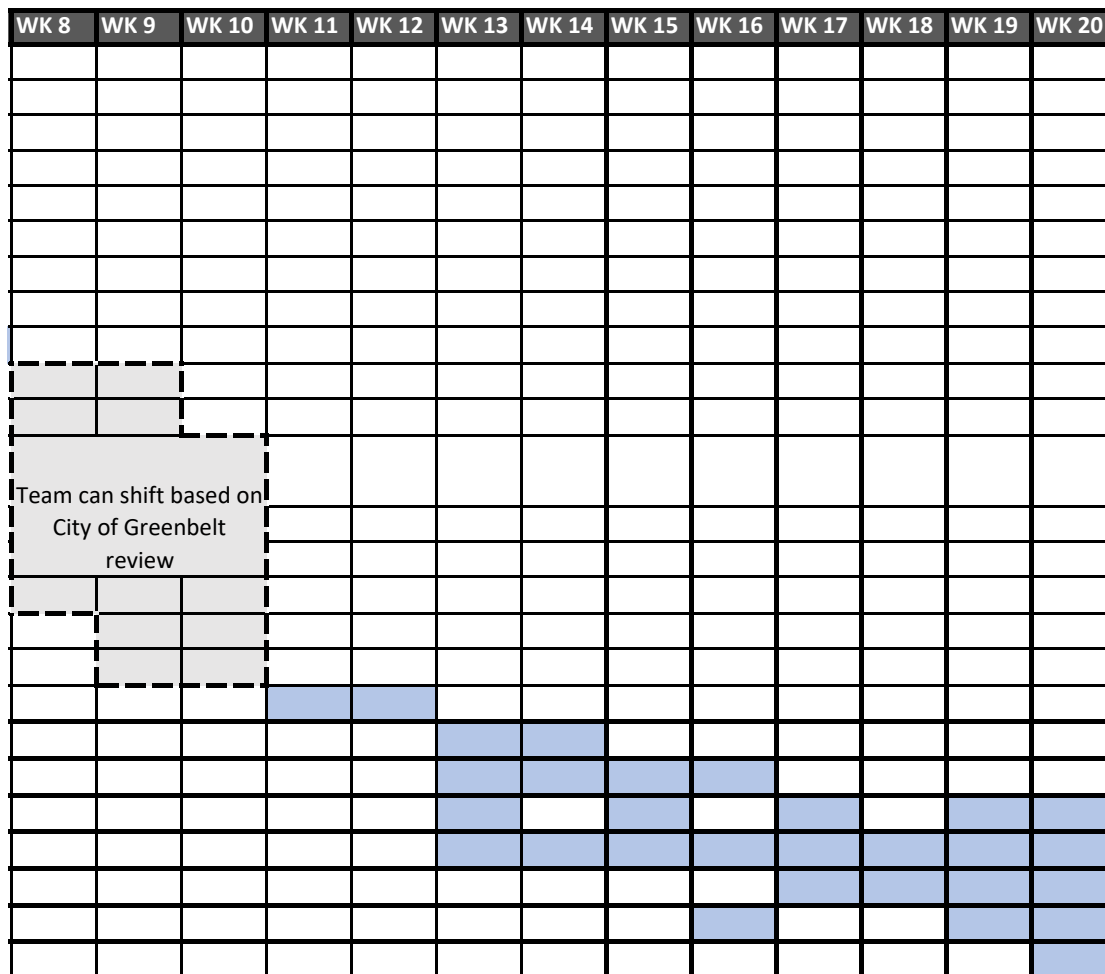
Based on the Prince George's County GIS mapping (source: www.PGatlas.com), existing site grades range from EL 192 feet to EL 180 feet in the developed portions of the site and slopes downwards through the wooded portions to an elevation of EL 158 near the northeastern edge of the property. Additionally, the site is mapped in Christiana Clay. The slopes adjacent to the existing armory range from approximately 3H:1V to 5H:1V, or flatter. Slopes in or near Christiana Clay that are steeper than 5H:1V are considered critical slopes and fall under the requirements outlined in Prince George's County DPIE Techno-Gram 005-2018.

B - SCHEDULES



AMAR GROUP SCHEDULE	WK 1	WK 2	WK 3	WK 4	WK 5	WK 6	WK 7
Task 1A - Armory Building Assessment							
A. Collect Existing Building Documentation							
B. Perform Field Survey & Analysis of Existing Bldg							
C. Field Surveys, Analyses, Testing & Inspections							
Task 1B - Armory Site Evaluation							
A. Collect Existing Site Documentation							
B. Inventory Uses & Vehicular Parking							
C. Analyze Zoning Parameters							
Task 1 City of Greenbelt Review							
Task 2A - Armory - Facility Assessment							
A. Provide Recommendations to Correct 1A Deficiencies							
B. Establish preliminary construction cost budgeting remedial work.							
Task 2B - Armory - Site Assessment							
A. Evaluate Task 1B Documentation							
B. Site Recommendations to Address Task 1B Deficiencies							
C. Cost Estimates to Remedy Identified Deficiencies							
D. Evaluate Site for Inclusion of an Indoor Sports Field							
Submit Task 2B Deliverables: Site Feasibility Report							
Task 3 - Concept Renderings							
A. Research Planning Initiatives & Codes							
B. Coordination & Authority Meetings							
C. Concepts Designs (3)							
D. Cost Estimates for Concepts (3)							
Submit Task 3 Deliverables: 3 Concept Renderings (SD) & Costs							
Task 3 City of Greenbelt Review							

	ARCH	CIV/LAND	GEOTECH	MEP/FP	COST	ENV/H/ST	CITY
AMAR GROUP SCHEDULE	AMAR	AMT	ECS	H. ADAMS	TCT	WJE	
Task 1A - Armory Building Assessment							
A. Collect Existing Building Documentation	R/A	I	I	A	I	A	I
B. Perform Field Survey & Analysis of Existing Bldg	R/A	I	I	A	I	A	I
C. Field Surveys, Analyses, Testing & Inspections	R	I	A	I	I	A	I
Task 1B - Armory Site Evaluation							
A. Collect Existing Site Documentation	I	R/A	A	I	I	I	I
B. Inventory Uses & Vehicular Parking	R	A	C	I	I	I	I
C. Analyze Zoning Parameters	R	A	I	I	I	I	I
Task 1 City of Greenbelt Review	I	I	I	I	I	I	R/A
Task 2A - Armory - Facility Assessment							
A. Provide Recommendations to Correct 1A Deficiencies	R/A	I	A	A	I	A	I
B. Establish preliminary construction cost budgeting remedial work.	R	A	I	I	I	I	I
Task 2B - Armory - Site Assessment							
A. Evaluate Task 1B Documentation	C	R/A	A	I	I	I	I
B. Site Recommendations to Address Task 1B Deficiencies	C	R/A	A	I	I	I	I
C. Cost Estimates to Remedy Identified Deficiencies	C	I	I	I	R/A	I	I
D. Evaluate Site for Inclusion of an Indoor Sports Field	A	A	C	C	C	A	I
Task 2 City of Greenbelt Review	I	I	I	I	I	I	R/A
Task 3 - Concept Renderings							
A. Research Planning Initiatives & Codes	R	A	I	A	I	I	I
B. Coordination & Authority Meetings	R	I	I	C	C	I	C
C. Concepts Designs (3)	R	C	I	C	C	C	I
D. Cost Estimates for Concepts (3)	C	A	I	A	R	A	I
Submit Task 3 Deliverables: 3 Concept Renderings (SD) & Costs	A	A	A	A	A	A	I



R
A
C
I

B - SCHEDULE - Project Timeline



TASK 1A

AMAR - ARCHITECTS

Week 1:

- Collect existing building documentation
- Survey buildings and field documentation

Week 2:

- Develop photo and narrative deficiencies
- Produce BIM / cadd base building drawing

Week 3:

- Research and building code / egress data
- Compile Assessment Report

TASK 1A

WJE - BUILDING ENVELOPE/ HISTORIC/ STRUCTURAL

Week 1:

- Collect existing building documentation
- Survey buildings / field documentation (5 days)

Week 2:

- Develop photo and narrative deficiencies
- Test building envelope samples/ diagnostic

Week 3:

- Develop photo and narrative deficiencies
- Compose Assessment report

TASK 1BA

AMT- CIVIL / LANDSCAPE

Week 1:

- Site visits and review existng conditons site and utlity informaton.
- Develop existng conditons
- Generate siteplan in CADD based on available records and Prince George's County GIS info

Week 2:

- Site visits and Identify the location of the existing building foot-print, roadways, parking,walkways, prominent vegetation, and other physical features including wet-lands and floodplain limits

Week 2:

- Inventory uses and vehicular parking (including ADA accessibility)
- Provide site zoning analysis

*Note: 4 weeks allotted for City of Greenbelt review

Task 1. Team will continue to work during the review.

TASK 2A

AMT- CIVIL / LANDSCAPE

Week 4: (Week 8)

- Inventory uses and vehicular parking (including ADA accessibility)
- Provide site zoning analysis

- Begin Phase I ESA

- Collect existing building documentation

Week 2:

- Complete Hazardous Materials Survey (2 days)
- Submit and Receive Laboratory Samples (2 days - one day to ship and one to analyze samples)
- Complete ACM quantification and Delineation (1 day)

Week 3:

- Complete Hazardous Materials Survey Report

ECS - ENVIRONMENTAL

Week 4:

- Begin Phase I ESA
- Collect existing building documentation

Week 5:

- Complete Hazardous Materials Survey (2 days)
- Submit and Receive Laboratory Samples (2 days - one day to ship and one to analyze samples)
- Complete ACM quantification and Delineation (1 day)

Week 6:

- Complete Hazardous Materials Survey Report
- Complete Phase I ESA
- Complete Abatement Specification

ECS - GEOTECHNICAL

Week 4:

- Collect existing building documentation (1 - 2 days)
- Submit boring samples for lab testing - (1 week)

Week 5:

- Complete Hazardous Materials Survey (2 days)
- Complete boring lab testing - (1 week)

Week 6:

- Complete Engineering Report
- Complete draft boring logs
- Complete Abatement Specification

TASK 2A, cont'd

TCT - COST ENGINEERING

Week 3:

- TCT - Shall coordinate with team members and compile the preliminary construction costs

AMAR - ARCHITECTS

Week 4:

- AMAR - Coordinate and compile team data for Facility Assessment Recommendations Report and Preliminary Construction Costs

TASK 2B - NATIONAL GUARD GREENBELT

ARMORY - SITE ASSESSMENT

AMT - CIVIL ENGINEER

Week 5:

- AMT - Provide site recommendations and feasibility documentation

ECS - ENVIRONMENTAL ENGINEER

Week 5:

- ECS - Provide site environmental recommendations based on deficiencies identified in Task 1B

TCT - COST ESTIMATOR

Week 5:

- TCT - Review and compile estimate per AACE Class 3

AMAR - ARCHITECTS

Week 4:

- AMAR - Conduct Charette* for feasibility - time to be defined by City of Greenbelt

Week 5:

- AMAR - Assess feasibility, document market analysis

Week 6:

- AMAR - Review and compile team recommendations and feasibility documentation; compile site civil and environmental documentation for Site Feasibility Report.

Weeks 7 - 10 - Additional time as required for Task 2B Activities - Review and Start-up by Greenbelt.

TASK 3 - Concept Plans

Weeks 7 - 16 or 11 - 20:
Based on Task 2B above.

Develop Three (3) Concept plans based on market studies, code and zoning requirements and community input. Within this time frame, AMAR shall engage City Officials in the process for review and approval of the design intent.

C - COST SUMMARY <2 pages>



		ARCH			MEPF			ENV/H/ST		
		RATE	HRS	AMAR FEE	RATE	HRS	HA FEE	RATE	HRS	WJE FEE
TASK 1.0 - EXISTING CONDITIONS										
Task 1A - Armory Building Assessment										
A. Collect Existing Building Documentation		\$ 160	5	\$ 870	\$ 160	5	\$ 800	\$ 226.67	23	\$ 5,180
B. Perform Field Survey & Analysis of Existing Bldg		\$ 160	7	\$ 1,090	\$ 160	19	\$ 3,040	\$ 226.67	140	\$ 31,700
C. Field Surveys, Analyses, Testing & Inspections		\$ 160	6	\$ 960	\$ 160	11	\$ 1,760	\$ 226.67	104	\$ 23,661
	INCIDENTALS			\$ 250			\$ 80			\$ 500
	TOTAL TASK 1A			\$ 3,170			\$ 5,680			\$ 61,041
Task 1B - Armory Site Evaluation										
A. Collect Existing Site Documentation		\$ 160	6	\$ 960	\$ 160	0	\$ -	\$ 226.67	0	\$ -
B. Inventory Uses & Vehicular Parking		\$ 160	4	\$ 560	\$ 160	0	\$ -	\$ 226.67	0	\$ -
C. Analyze Zoning Parameters		\$ 160	5	\$ 820	\$ 160	0	\$ -	\$ 226.67	0	\$ -
	INCIDENTALS			250						
	TOTAL TASK 1B			\$ 2,590			\$ -			\$ -
TASK 2 - RECOMMENDATIONS & FEASIBILITY PLANNING										
Task 2A - Armory - Facility Assessment										
A. Provide Recommendations to Correct 1A Deficiencies		\$ 160	15	\$ 2,390	\$ 160	20	\$ 3,150	\$ 226.67	33	\$ 7,400
B. Establish preliminary construction cost budgeting remed		\$ 160	6	\$ 960	\$ 160	0	\$ -	\$ 226.67	0	\$ -
	INCIDENTALS			500			\$ -			\$ 250
	TOTAL TASK 2A			\$ 3,850			\$ 3,150			\$ 7,650
Task 2B - Armory - Site Assessment										
A. Evaluate Task 1B Documentation		\$ 160	6	\$ 960	\$ 160	10	\$ 1,600	\$ 226.67	0	\$ -
B. Site Recommendations to Address Task 1B Deficiencies		\$ 160	4	\$ 560	\$ 160	1	\$ 160	\$ 226.67	0	\$ -
C. Cost Estimates to Remedy Identified Deficiencies		\$ 160	4	\$ 560	\$ 160	5	\$ 780	\$ 226.67	0	\$ -
D. Evaluate Site for Inclusion of an Indoor Sports Field		\$ 160	11	\$ 1,780	\$ 160	6	\$ 960	\$ 226.67	0	\$ -
	INCIDENTALS			\$ 500			\$ -			
	TOTAL TASK 2B			\$ 4,360			\$ 3,500			\$ -
Task 3 - Concept Renderings										
A. Research Planning Initiatives & Codes		\$ 160	12	\$ -	\$ 160			\$ 226.67	0	
B. Coordination & Authority Meetings		\$ 160	16	\$ 12,470	\$ 160			\$ 226.67	0	
C. Concepts Designs (3)		\$ 160	32	\$ 1,500	\$ 160	37	\$ 5,950	\$ 226.67	0	
D. Cost Estimates for Concepts (3)		\$ 160	8	\$ -	\$ 160			\$ 226.67	0	
	INCIDENTALS			\$ 500			\$ -			
	TOTAL TASK 3			\$ 14,470			\$ 5,950			\$ -
	SUB-TOTALS		146	\$ 26,440		114	\$ 18,200		33	\$ 67,941
	Incidental Expenses			\$ 2,000			\$ 80			\$ 750
	GRAND TOTALS			\$ 28,440			\$ 18,280			\$ 68,691

AMAR ANTICIPATED BILLING

AMAR GROUP BILLING	TOTAL FEE	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	TOTALS
Task 1A - Armory Building Assessment	\$71,819	\$71,819					\$71,819
Task 1B - Armory Site Evaluation	\$11,415	\$11,415					\$11,415
Task 2A - Armory - Facility Assessment	\$26,361		\$13,180	\$13,180			\$26,361
Task 2B - Armory - Site Assessment	\$20,005		\$6,668	\$13,337			\$20,005
Task 3 - Concept Renderings	\$34,555				\$17,277	\$17,277	\$34,555
MONTHLY BILLING	\$164,154	\$83,234	\$19,848	\$26,517	\$17,277	\$17,277	\$164,154
REMAINING BALANCE		\$80,920	\$61,072	\$34,555	\$17,277		
Incidental Expenses	\$2,830						\$2,830



CIVIL			ENV/GEOTECH			COST			TOTAL FEES
RATE	HRS	AMT FEE	RATE	HRS	ECS FEE	RATE	HRS	TCT FEE	
\$ 153.33	0	\$ -	\$ 175		\$ -	\$ 280.00	0	\$ -	\$ 6,850
\$ 153.33	0	\$ -	\$ 175		\$ -	\$ 280.00	0	\$ -	\$ 35,830
\$ 153.33	0	\$ -	\$ 175	16	\$ 2,758	\$ 280.00	0	\$ -	\$ 29,139
		\$ -			\$ 2,758			\$ -	\$ 830 Incidentals
									\$ 72,649 Sub-Total
\$ 153.33	27	\$ 4,120	\$ 175	13	\$ 2,195	\$ 280.00	0	\$ -	\$ 7,275
\$ 153.33	10	\$ 1,490	\$ 175		\$ -	\$ 280.00	0	\$ -	\$ 2,050
\$ 153.33	8	\$ 1,270	\$ 175		\$ -	\$ 280.00	0	\$ -	\$ 2,090
									\$ 250 Incidentals
		\$ 6,880			\$ 2,195			\$ -	\$ 11,665 Sub-Total
\$ 153.33	0	\$ -	\$ 175	14	\$ 2,514	\$ 280.00	0	\$ -	\$ 15,454
\$ 153.33	0	\$ -	\$ 175		\$ -	\$ 280.00	36	\$ 9,947	\$ 10,907
		\$ -			\$ 2,514			\$ 9,947	\$ 750 Incidentals
									\$ 27,111 Sub-Total
\$ 153.33	15	\$ 2,240	\$ 175	3	\$ 525	\$ 280.00	0	\$ -	\$ 5,325
\$ 153.33	15	\$ 2,240	\$ 175	11	\$ 1,989	\$ 280.00	0	\$ -	\$ 4,949
\$ 153.33	4	\$ 570	\$ 175		\$ -	\$ 280.00	11	\$ 3,181	\$ 5,091
\$ 153.33	12	\$ 1,900	\$ -		\$ -	\$ 280.00	0	\$ -	\$ 4,640
									\$ 500 Incidentals
		\$ 6,950			\$ 2,514			\$ 3,181	\$ 20,505 Sub-Total
\$ 153.33	40	\$ 6,160	\$ 175.00			\$ 280.00			\$ 6,160
\$ 153.33			\$ 175.00			\$ 280.00			\$ 12,470
\$ 153.33			\$ 175.00			\$ 280.00			\$ 7,450
\$ 153.33			\$ 175.00			\$ 280.00	30	\$ 8,475	\$ 8,475
									\$ 500 Incidentals
		\$ 6,160			\$ -			\$ 8,475	\$ 35,055 Sub-Total
	130	\$ 19,990		57	\$ 9,981		77	\$ 21,602	\$ 164,154
		\$ -			\$ -			\$ -	\$ 2,830 Incidentals
		\$ 19,990			\$ 9,981			\$ 21,602	\$ 166,984 Total Fees

D - PROJECT TEAM



AMAR Group, LLC



HENRY ADAMS
CONSULTING ENGINEERS

WJE

AMT LLC
CONSULTING ENGINEERS
AND LAND SURVEYORS

ECS

+C+
TOSCANO CLEMENTE TAYLOR

INTRODUCTION

AMAR Group, LLC is pleased to provide a proposal for professional consulting services to the City of Greenbelt. We have developed this proposal based on the Request for Proposals (RFP) for the Armory Feasibility Study. The following proposal includes summaries of our professional qualifications, project experience, project understanding, and project approach as outlined in the RFP evaluation criteria rubric. For the completion of the outlined scope, our team will include the following Washington metro-based professionals:

1. KEY PERSONNEL

AMAR Group, LLC – Architects, Civil, Third-Party Inspections – LSDBE/WOSB/CBE/ DBE/ SBE/ROB

- Architecture Prime - Genell Anderson, RA, AIA, NOMA
- Civil Engineer / QA – QC / Assessments - Milton Evering, PE
- Senior Project Manager / Specifications - Cynthia Johnson, RA
- Senior Project Manager / Assessments / Point of Contact - Taylora Imes-Thomas, CDT, NCARB
- Assessments / BIM-CADD Engineer - Eric Grant

2. SUB-CONSULTANT PERSONNEL

AMAR Group, LLC has also assembled a team of experts whom we have a long working relationship including the following team members for whom we will provide additional Quals if we advance to the next stage:

Henry Adams – Mechanical, Electrical, Plumbing, Fire Protection, Communications, Security, Lighting and Historic Preservation Engineers – SBA/USGBC

Henry Adams, llc, consulting engineers offers HVAC, plumbing, electrical, telecommunications, security, and fire protection engineering services as well as construction administration and commissioning services for a variety of clients and facilities. For over a hundred years, our firm has served clients throughout the Baltimore-Washington area and beyond. Our Mid-Atlantic location has contributed to our involvement in a diverse array of projects. These include preservation of historic buildings and adaptive re-use of similar facilities. They include a wide array of private, federal, state and local government projects. In addition to our well-known expertise in health-care design, our experience and expertise has grown to include laboratories, central plants, utilities, educational facilities, and civic projects. We strive to be the first name in premier MEP engineering services.

- Senior Mechanical Engineer - Peter Puszcz, PE
- Senior Electrical Engineer / Communications - Cassandra Jones, PE, LC

Wiss, Janey Elstner Associates (WJE) Engineers – Building Envelope, Historic, Environmental, Structural Engineers

Wiss, Janney, Elstner Associates has more than sixty years of industry-leading research and testing experience with building enclosure materials and systems of all ages, material compositions, and construction types. Services range from the design and construction of water-tight, energy-efficient, and high-performance building en-



closures to the investigation of existing historic facades and roof assemblies. WJE experts combine state-of-the-art testing equipment with decades of hands-on experience in the field to diagnose and solve problems in both contemporary and historic structures, helping clients achieve a successful overall building performance without compromising aesthetic features. Our preservation professionals have extensive expertise in the repair and conservation of a wide range of historic construction materials and building systems. Using sophisticated testing and materials analysis techniques, WJE professionals apply the science of preservation to develop appropriate and innovative solutions to restore historically significant properties.

- Associate Principal and Project Manager – Kelly Cronin, PE, RWC
- Principal Exterior Envelope and Structural Advisor - Matthew Farmer, PE
- Principal Historic Preservation Technical Advisor - Christine Reynolds, PE
- Associate III Project Engineer - Joseph Spaziano, PE
- Associate III Project Associate - Marita Ellis, EIT

AMT, LLC – Civil Engineers – CBE/LBE/DZE

AMT LLC has prepared site assessments, planning and design services for site development and infrastructure improvements for hundreds of projects within D.C. AMT provides specific expertise related to site utilities, stormwater management and drainage, roadways and traffic control, and environmental concerns. Our experts consider project elements such as transportation and circulation, streetscapes, parking, environmental resources and context-sensitivity, cost effectiveness and innovative solutions, and more. Through our vast experience over the course of AMT LLC's existence (as well as the previous experiences of numerous key staff), our team members know the nuances of D.C. permitting through various agencies.

- Civil Engineering - Aaron Smith, PE, LEED AP
- Landscape Architect - Andrea Stirton, PLA, CPSI

Engineering Consulting Services ECS - Geotechnical/Environmental Engineer - CBE

Founded in 1988, Engineering Consulting Services (ECS) is a leader in geotechnical, construction materials, environmental and facilities engineering. At that time, our goal was to raise the standards of professional consulting engineering by hiring industry professionals who understood the complexities of building and maintaining modern infrastructures. Our company success spans multiple industry sectors. Today, with 2,000 employees, ECS has grown to more than 70 offices and testing facilities.

ECS performs PCA s following the ASTM E2018 guidelines, "Standard Guide for Property Condition Assessments: Baseline Property Conditions Assessment Process." We can customize reports to meet Freddie Mac, Fannie Mae and client-specific requirements and often performed in tandem with Phase I Environmental Site Assessment (ESA). ECS is a highly trained and experienced team of professionals that provide these services to our diverse client based.

- Geotechnical Engineer: Dylan Thomas, PE
- Environmental Engineer: Young Chang, PHd, PE

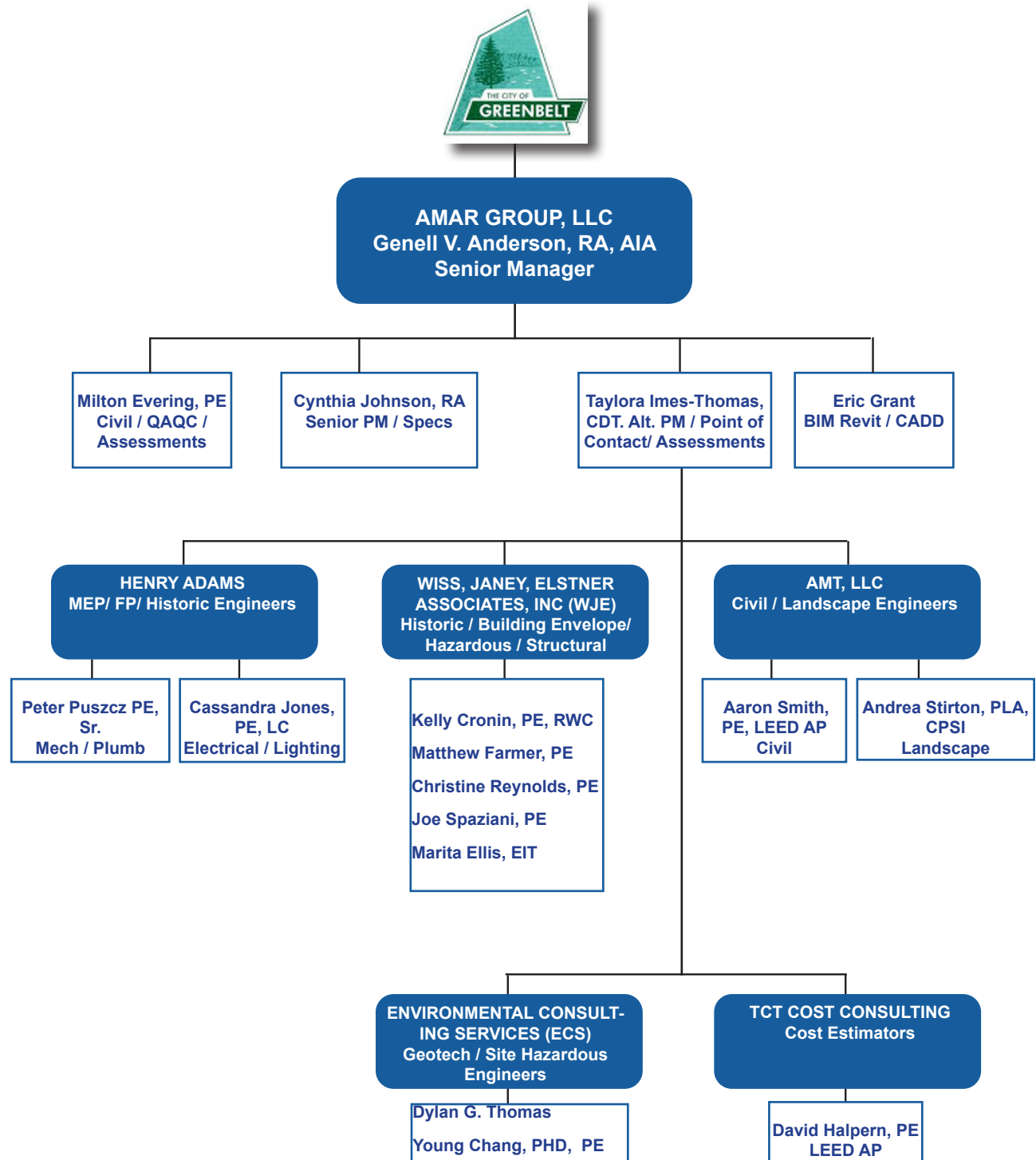
TCT Cost Consultants- Cost Engineers – DC-DSLB/CBE/MWAA (LBE)/ WMATA (DBE)/ DDOT (DBE)

Toscano Clements Taylor (TCT) prides itself on providing the cost data our clients need to make financially sound decisions. We are an independent, certified woman-owned cost management and project controls firm serving a broad range of clients and markets, from federal, state and local agencies to commercial developers. Our diverse staff of Certified Cost Professionals, Quantity Surveyors and Schedulers is supported by specialists in the architectural, civil, structural, mechanical and electrical disciplines. This combination of technical expertise and comprehensive industry knowledge enables us to work meticulously with our clients to define value and balance their project objectives with proposed design solutions.

- Cost Estimator - David Halpern, PE LEED AP



TEAM ORGANIZATION CHART



E - FIRM PROFILES

AMAR COMPANY PROFILE

Firm Name: AMAR Group, LLC

The AMAR Group, LLC is an award-winning full-service architecture, master planning, engineering, certified third inspection, and space planning company.

Address: 2141 Wisconsin Ave., NW, #G-3, Washington, DC 20007

Year Established: September 1991

Firm History: AMAR Group, LLC was founded in 1991 by Ms. Genell Anderson and was incorporated in 2004. AMAR has worked successfully with several repeat D.C. government offices, non-profit and private clients. We are a Single Member Limited Liability Company and customer service based company.

No. Employees: 10 Employees

Business Hours: 9am-6pm

AMAR Group, LLC is:

- LSDBE certified
- MWAA and WMATA certified
- Third-Party Inspection Certified (DC only)
- Resident Owned Business (ROB)

Professional Registrations:

- Professional Engineer – DC, VA, MD
- Professional Architect – DC, MD, VA, SC

Codes/Certifications

Federal Woman Owned Small Business (WOSB)
MWAA Metropolitan Washington Airport Auth.
LSDR CBE in WDC – LSDRE20803072025
WMATA Washington Metropolitan Area Transit Authority Certification
MWUC Metropolitan Washington Unified Certification Program
DUNS 825733967

NAICS Codes 541310 541350 237990 541330
541340 237310

CAGE CODE 4P5D2
Tax ID 30-0228415

SERVICES PROVIDED**ARCHITECTURE**

- Feasibility Studies
- Assessments
- Tenant Build-Outs
- Interior Design

CIVIL ENGINEERING

- Storm Water Management
- Utility Design
- Grading

**CERTIFIED THIRD-PARTY
INSPECTIONS**

- Residential
- Commercial

CONSTRUCTION MANAGEMENT

AMAR Group, LLC. is a full-service architecture and third-party inspections firm committed to providing excellent customer service for the community through qualified professional team leadership.

AMAR believes that long term associations with our valued clientele, brokers, managers, consultants and vendors in the commercial design and real estate industry, have enabled AMAR to successfully evolve within a competitive industry. We believe that the greatest value within the business community is long-term, trustworthy relationships that are mutually supportive for all parties.

AMAR strongly supports helping underserved communities and makes a special effort to attend neighborhood events and provide architectural design support and community outreach. Please follow our newsletter to learn more about AMAR's involvement with this important topic.

Flexibility: AMAR offers architecture, interior design, space planning and facility management consulting and third-party inspections. From retail to office, from broker to building owner, from private sector to public, our experience covers a wide variety of environments. Years ago, we discovered that our success was contingent upon our willingness and ability to remain focused on our clients' success. In short, we've done away with the "us" versus "them" paradigm and that simple shift in thinking put us right where we need to be firmly on the side of the client.

Creativity: AMAR provides clients with space that captures their design vision while maintaining the clients' overall budget. Our creative approach to design and problem solving coupled with an established reputation has earned us the privilege of working with a growing list of corporate, commercial, and individual clients.

Partnering: AMAR works with clients to achieve their goals. We operate as a firm responsible for full design projects or work in conjunction with facilities by offering leadership regarding design, materials, construction, and project administration. With experienced staff in DC, we have in-depth knowledge of every phase of design and construction, making us qualified to meet our clients' needs in a timely manner.

Services: At AMAR, we realize that not every client requires the full range of traditional architectural firm's abilities. Brokers, facilities managers, tenants, and developers may need assistance with one or more aspects of a particular project and some clients require a more personalized set of expectations and goals. We offer a full range of collateral services that includes:

- Architectural Design: Commercial, Residential, Hospitality & Government
- Commercial & Residential Interior Design
- Master Planning
- Feasibility Studies & Property Assessments
- Loading Studies
- Code & Property Analysis
- Third-Party Inspections
- Executive Project Management
- Space Planning
- Design Development
- Construction Documents
- Bid & Construction Administration
- Custom Millwork Design and Detailing



Firm Bio

HENRY ADAMS is a recognized leader in the Mid-Atlantic for the analysis and design of mechanical, electrical, plumbing, and fire protection systems for historic government buildings. The firm's hallmark is a collaborative process engaging all the stakeholders, discussing the advantages and disadvantages of engineering decisions, resulting in its signature – a value-based solution that stretches the project budget by effectively balancing decisions on the aesthetic features and operational functions that are most important to the client. Founded in 1898, the firm is comprised of over 50 technical and support personnel. Headquartered in the Baltimore area, the firm serves clients in several market sectors and actively engaged in a diverse portfolio of projects that include high quality and unique projects.

Philosophy & Intent Narrative: MEP Engineering

HENRY ADAMS specializes in MEP engineering for the analysis, renovation, restoration, and preservation of historic properties. The firm and its key personnel understand the special design considerations involved in such projects.

Their approach considers the following:

- Sensitivity to the interdisciplinary nature of culture and historic fabric.
- Integration of mechanical/electrical systems into the existing architectural features of the structure to limit visual intrusion and preserve historic components.
- HVAC and environmental controls to meet required temperature and relative humidity levels to preserve historic fabric.
- Mechanical/electrical systems design with sensitivity to special acoustical needs, such as vibration isolation, special equipment selection, and attenuators on fan systems.
- Critical construction phasing and scheduling.
- Analysis of design alternatives for energy and economic efficiencies.
- Wheelchair accessibility and mechanical/electrical system design for public areas and restrooms.
- Experience and knowledge of government review/historic structures review agencies such as the NCPC, CFA, etc.

HENRY ADAMS approaches historic preservation projects by staffing them with an experienced mechanical and electrical design team that includes a Principal directly involved in the design. The firm's historic projects are successful because the right decisions are made by a select group of integrated individuals that successfully coordinate their efforts. This requires HENRY ADAMS to have the experience to bring alternative design solutions to the attention of clients so informed decisions can be made in a timely fashion that allows the project to progress on schedule and within budget. Almost every successful historic project deals positively with critical issues of initial budget, future operating and maintenance costs, and the preservation of historic integrity.



COMPANY OVERVIEW

Wiss, Janney, Elstner Associates, Inc. (WJE) is an employee-owned, nationally recognized firm of architects, engineers, and materials scientists dedicated to providing practical, innovative, and technically sound solutions to problems in both new and existing structures. Since our founding in 1956, we have successfully evaluated and developed repair, rehabilitation, and restoration designs for museums, monuments, memorials, and national landmark buildings and structures involving virtually every conceivable construction material, structural system, and architectural component. WJE personnel are leaders in their respective professions and bring with them a level of collective wisdom and expertise that can only be gained through over a half-century of direct, hands-on experience in architectural and structural engineering, materials conservation, chemistry and petrography, performance testing, and instrumentation.

WJE Staff Stats

- 275 Professional Engineers
- 87 Registered Architects
- 91 Licensed Structural Engineers
- 57 Licensed Civil Engineers
- 26 SPRAT Technicians
- 93% hold bachelor's degrees
- 71% have master's degrees
- 10% have PhDs
- 32% with WJE 10+ years
- 22% with WJE 15+ years
- 9% with WJE 25+ years

WJE's Janney Technical Center laboratory and testing facility is one of the nation's largest privately-owned construction-based testing laboratories; it enables WJE to provide reliable answers to questions about construction systems, components, and materials. No firm is more qualified to break new ground in finding practical, innovative, and technically sound solutions. Visit <http://www.wje.com> to learn more.

WJE remains at the forefront of evaluation, repair, and restoration of existing buildings, , and is recognized both locally and nationally for its commitment to ensuring that projects deliver value, long-term durability, and performance, while respecting their rich heritage and architectural appeal. WJE combines state-of-the-art laboratory and testing facilities, nationwide and international offices, and internal knowledge sharing systems to provide better solutions for the built world.

Our commitment starts with people: People who possess the vision, character, expertise, and genuine enthusiasm necessary to become standard-setters in their respective areas of professional practice and technical expertise. With nearly 800 employees nationwide and over 50 local professional and administrative staff, WJE has the resources to respond to and manage multiple large and complex projects simultaneously. Our success is reflected in our client satisfaction scores.

OUR QUALIFICATIONS

WJE is uniquely qualified in structural engineering, exterior enclosures, and historic preservation and will draw on our condition assessment and repair and rehabilitation capabilities for this project. The ability to diagnose problems, design repairs, and prescribe maintenance techniques is essential to a successful condition assessment. The primary approach of WJE project teams in solving building problems is to conduct a thorough investigation of the problems, determine their causes, and design cost-effective repairs that will extend the service life of the building and its materials while minimizing future maintenance needs. Each project is approached with an understanding of the history, context, and current condition of the structure.



For additional information regarding our capabilities on specific projects, please refer to our attached project profiles.

Condition Evaluation

From on-site surveys to field and laboratory testing, WJE takes a hands-on approach to condition evaluation. Our professionals utilize traditional access methods, such as lifts and swing stages, as well as rope access techniques and aerial imagery to visually assess structures of all sizes and configurations. Using data-collection tools such as WJE Planannotate®—a tablet-based proprietary software application—we efficiently collect and annotate inspection data and share those findings in real time with other team members, who work to organize and analyze the information.

When additional information is needed, materials samples or building elements can be tested in the field or in WJE's in-house laboratories. Using state-of-the-art testing equipment and laboratories, our professionals can determine everything from a material's elemental composition and construction type to a component's load capacity or cause of failure. Based on a thorough understanding of a structure's condition, we develop technically sound and tailored recommendations.

Structural Engineering

WJE structural engineers have solved challenging problems involving thousands of structures, ranging from small buildings to large infrastructure projects. Whether the structure is sound or substantial repairs are needed, our industry-leading experience, expertise, and creativity result in efficient use of client resources. Our structural engineers have evaluated a variety of historic construction systems and developed a wide range of solutions for seismic design, water infiltration, and public safety protection while controlling repair and/or stabilization costs and minimizing the loss of historic fabric.

WJE routinely applies hands-on diagnostic studies using the latest technologies to investigate distress and deterioration and evaluate their effects on structural performance. With their in-depth understanding of the fundamental principles of structural engineering and materials behavior, our structural engineers develop creative and efficient options to accommodate each project's particular needs.

Historic Preservation

Working within established preservation guidelines and standards, WJE architectural, structural, and conservation professionals balance the need to provide practical, long-term solutions with the ability to sensitively preserve a structure's historic fabric. WJE has provided preservation architecture and engineering services for thousands of structures, including studies, investigations, and repair projects for National Register and National Historic Landmark buildings and structures. WJE regularly completes historic preservation documents such as Historic Structure Reports (HSR's), Historic American Buildings Survey (HABS) and Historic American Engineering Record (HAER) documentation, National Register nominations, and historic district surveys. WJE's specialized technical services for historic properties include nondestructive evaluations and materials conservation, supported by its in-house materials scientists.

WJE professionals are adept at identifying character-defining features of historic structures and designing solutions to preserve these features. Our specialists are experienced in a wide variety of historic and contemporary building materials, including masonry, stone, terra cotta, and stucco facades; curtain walls; windows; roofs; and structural systems. WJE architects and engineers have consulted on a wide range of preservation projects and are well versed in the technical aspects of historic architectural and materials conservation.

Firm Overview

A. Morton Thomas and Associates, Inc. (AMT) is an ENR Top 250 Firm providing engineering, landscape architecture, surveying, planning, and construction phase services to a wide variety of clients, with emphasis on state and local public sector projects. As a multi-discipline firm with headquarters in Rockville, Maryland, with a staff of nearly 500 professionals, we offer local experience and capability in all aspects of site development including landscape architecture, site engineering, stormwater management, erosion and sediment control, traffic engineering, utility design, structural engineering, surveying, and a full range of environmental planning and permitting.



For 69 years, AMT has provided civil and site engineering services for projects ranging in scope from feasibility studies to over 200,000 GSF buildings and include administration buildings, historic facilities, courthouses, community/recreation centers, fire stations, libraries, police stations, detention centers, public schools, public safety buildings, and training centers. As part of these projects, AMT has developed strong working relationships with City of Greenbelt and regulatory staff within the local jurisdictions.

AMT's diverse team of civil engineers and landscape architects have both the knowledge and capabilities required to assist government clients and design firm partners in the design and development of municipal projects. Relevant services include feasibility studies, conditions assessments, site layout and grading, site accessibility and circulation, roadway improvements, stormwater management, drainage studies and design, erosion/sediment control, water and sewer design and rehabilitation, and planning and design services for public infrastructure improvement projects. AMT provides a full range of landscape architecture capabilities as well to ensure that projects meet the needs of the community, provide sustainable amenities and showcase the historic, cultural and environmental significance of public lands.

Relevant projects include:

- City of College Park City Hall Redevelopment – Prince George's County, MD
- M-NCPPC Historic Assessments – Prince George's County, MD
- M-NCPPC Southern Regional Tec Rec Center – Prince George's County, MD
- Southern Area Aquatic Recreational Center – Prince George's County, MD
- East Columbia 50+ Center Feasibility Study and Design – Howard County, MD
- Bykota Senior Center Feasibility Study, Renovation and Site Improvements – Baltimore, MD
- Towson Fire Station Feasibility Study and Renovation – Baltimore, MD
- New Shady Glen Fire Station – Prince George's County, MD
- Montgomery County Public Schools Feasibility Studies – Montgomery County, MD
- Multi-Agency Service Park (Webb Tract) – Montgomery County, MD
- General Services Administration Potomac Annex Building 2 Historic Structure Assessment – Washington, DC
- USDA Whitten and South Building Condition Assessments – Washington, DC and Maryland
- Pavement and ADA Assessments for County Office Building at Edison Park Drive – Montgomery County, MD
- Arlington County Fire Station #4 Conceptual Study – Arlington, VA





"What I like most about ECS are the people. They are experts with a wide-range of knowledge. I never hesitate using ECS on projects."

- Crystal Morphis, Founder and CEO
Creative Economic Development Consulting, LLC



ABOUT OUR COMPANY

Company: ECS Mid-Atlantic, LLC is one of the operating entities of the ECS Group of Companies. ECS currently operates in more than 65 locations throughout Eastern, Southeastern, Southwestern and Midwestern states. Utilizing the strengths, experience and expertise of 2,000 staff across the company, we can save our clients time and money.

Local: ECS Mid-Atlantic, LLC is a premier provider of geotechnical, construction materials, environmental consulting and facilities engineering services across Maryland, Pennsylvania, New Jersey and Virginia. With more than 600 employees and over 30 years of experience, ECS is equipped to help clients through the entire project cycle.

For the City of Greenbelt National Guard Armory Feasibility Study, ECS will provide both geotechnical engineering and environmental testing and consulting services based in our Baltimore, MD office. Our geotechnical team includes Principal Engineer Manager Andrew MacLeod, PE and Project Manager Joshua Latham, PE. Our Environmental team features Environmental Principal Michael Smith, CSP and Environmental Staff Project Manager John Farmer, III. ECS has been providing geotechnical engineering and environmental testing and consulting services throughout the State of Maryland since 1990, and we have proven experience with municipal clients throughout the entire Mid-Atlantic region.

ECS SAFETY

Our employees are committed to making safety an integral part of everyday operations. We conduct team safe behaviors that include observation and feedback using a Behavior Based Safety process we call STAR. We also hold monthly safety meetings, train employees to help lead those efforts as an office Safety Officer and talk about safe practices at the beginning of any ECS meeting. At ECS, safety is not just a priority; it is a core value that defines how we do business.

For more information: www.ecslimited.com.

2,000+
employees

70+
office locations

1988
company founded

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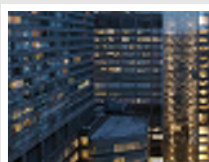




certified cost consultants

TCT Cost Consultants, LLC (TCT) is an independent cost estimating and cost management firm with numerous minority and small business certifications. Founded in 2007, our firm is led by four principals: Kimberlee Toscano, Roger Clements, Adel Hanna, and Jeannine Nelson. With a staff of 40, including quantity surveyors and specialists in the mechanical and electrical trades, we are able to support a large volume and variety of project types. TCT is a highly qualified team within the field of cost estimation, with Certified Cost Professionals, Certified Cost Engineers, members of the Association for the Advancement of Cost Engineering International, Fellows of the Royal Institution of Chartered Surveyors, and U.S. Green Building Council Members on staff.

our markets



commercial



cultural + historic



federal



healthcare



higher education



k-12



parks + recreation



public agencies



transportation

our core services:

- **Cost Estimating**
- **Cost Management + Project Controls**
- **CPM Scheduling**
- **Value Management**
- **Life-Cycle Cost Analysis**

our certifications:

- **Woman Owned Small Business (WOSB)**
- **CBE**
- **DBE**
- **SDB**
- **SWaM**

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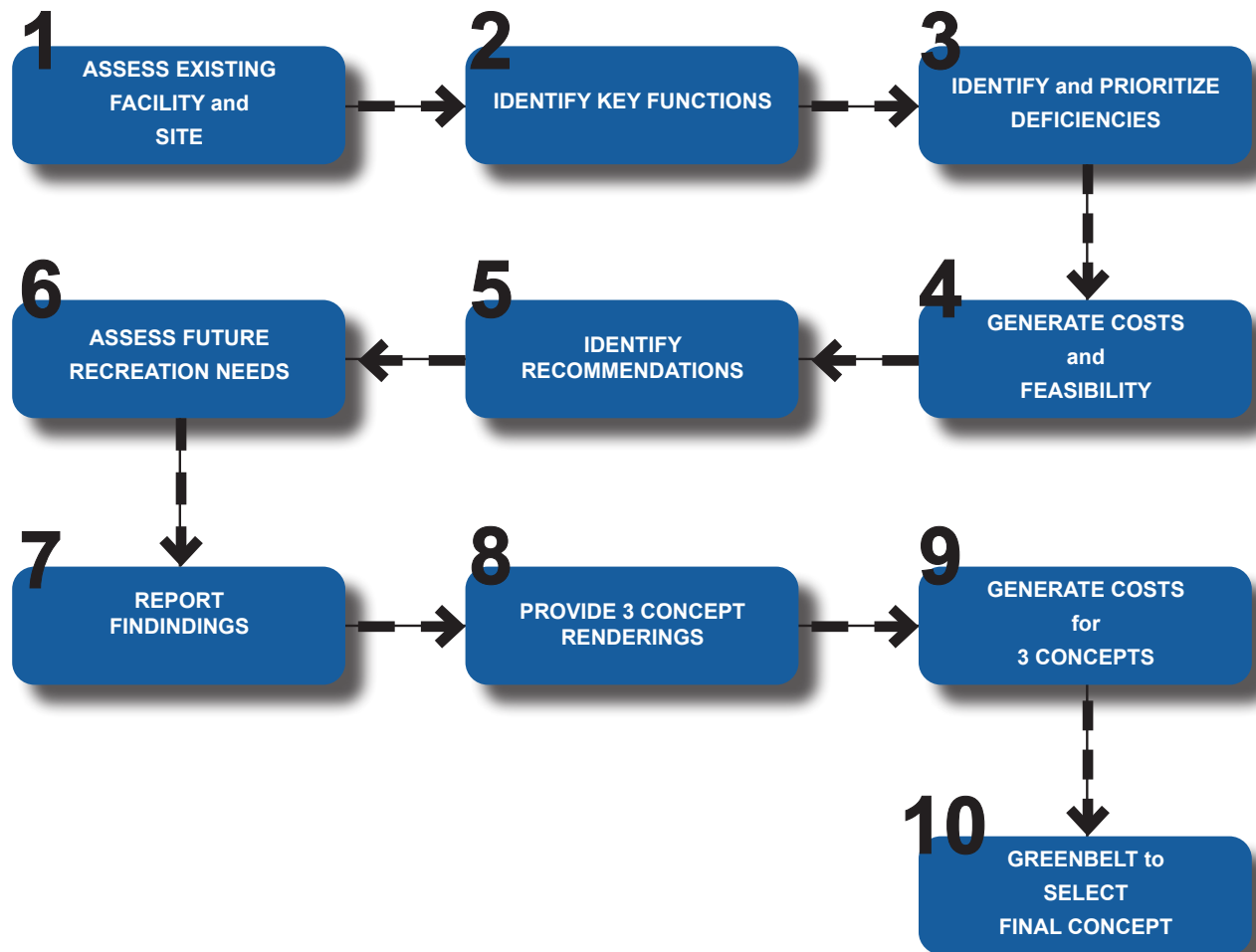
E - METHODOLOGY and APPROACH



SCHEDULE METHODOLOGY AND APPROACH

Reviewing the scope of work outlined in the RFP and drawing on our previous experience working at similar structures, our project team has developed the following project approach for evaluation of current condition, extent of damages and feasibility at the National Guard Greenbelt Armory.

ASSESSMENT, FEASIBILITY & CONCEPT STEPS

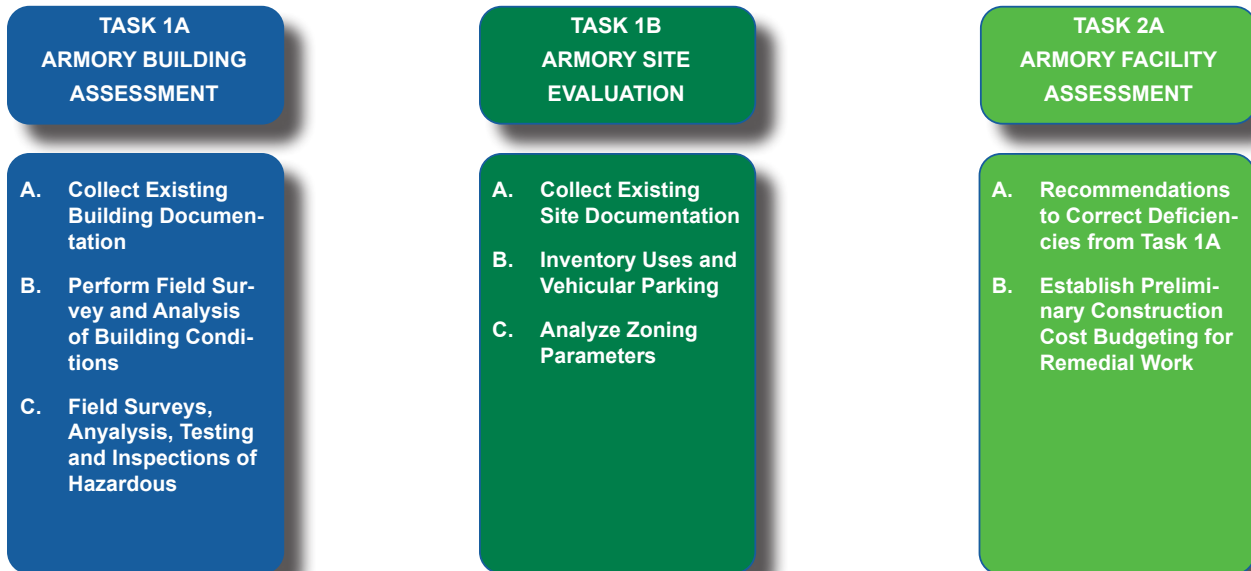


E - METHODOLOGY and APPROACH

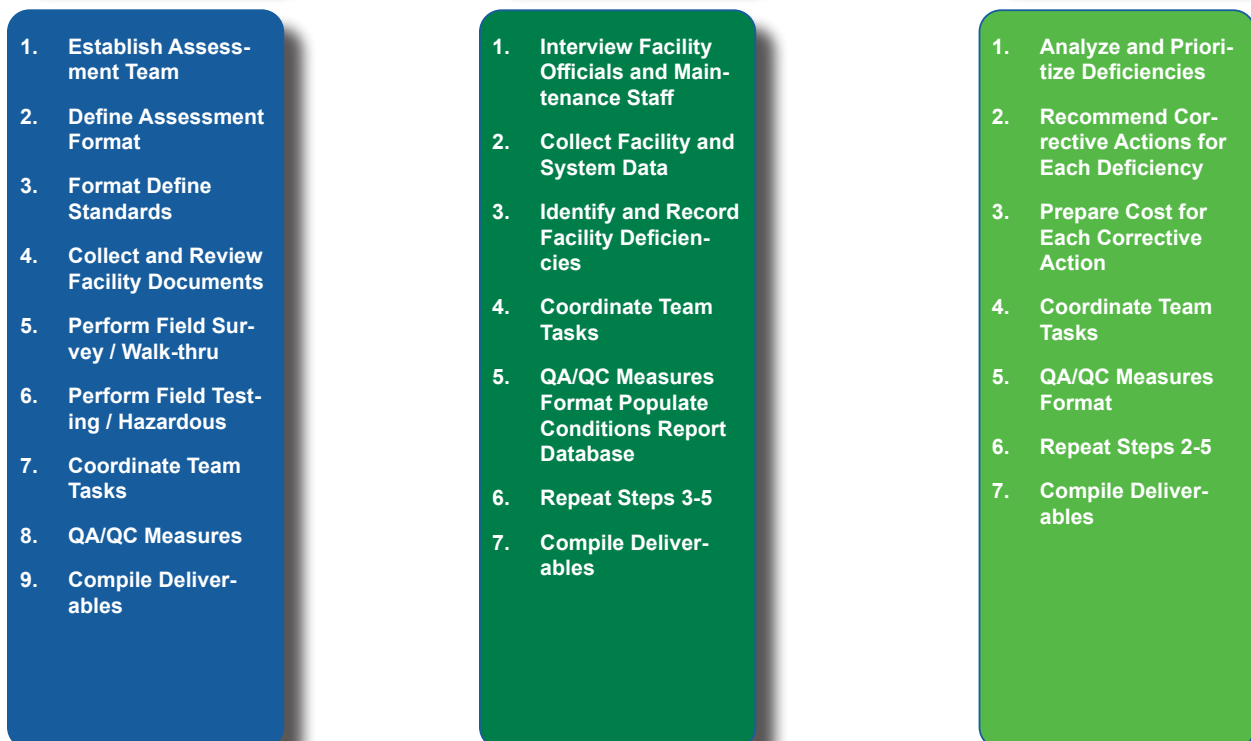


FACILITY ASSESSMENT /FEASIBILITY APPROACH

Our experienced team has provided similar services for many valued clients. For the Greenbelt Armory, we further outline the steps and process that our team will take to complete your project.



PROCESS





FACILITY ASSESSMENT /FEASIBILITY APPROACH, cont'd.



E - METHODOLOGY and APPROACH



SCHEDULE METHODOLOGY AND APPROACH

Reviewing the scope of work outlined in the RFP and drawing on our previous experience working at similar structures, our project team has developed the following project approach for evaluation of current condition, extent of damages and feasibility at the National Guard Greenbelt Armory.

TASK 1 – EXISTING CONDITIONS

Per the outlined Scope of Work found on page 2 of the RFP, AMAR proposes the following Methodology and Approach. Upon acceptance of AMAR's Request for Proposal (RFP) and immediately after reviewing the signed Contract, a meeting shall be set up with the client as needed to clarify the Scope of Work, establish any goals and objectives prior to proceeding with the Feasibility Study.

TASK 1A – Armory Building Assessment

Task 1A – Armory Building Assessment

AMAR will research construction documents or other existing resource materials available from the City of Greenbelt with the understanding that there may be discrepancies within the documents. We shall survey existing conditions with expert consultants and a representative of the City of Greenbelt to both verify supplied documents and to confirm existing field conditions. The visual inspection of the structures include: identifying accessibility deficiencies, life safety code violations, energy inefficiencies or opportunities, and other areas identified within the approved Scope checked against an in-house checklist or one supplied by the City of Greenbelt. The team shall verify available information against the physical appearance of components with regards to architectural, structural, mechanical, and plumbing systems to be documented. Testing of facility components for potential environmental hazards or other identified services shall be conducted during this time.

Task 1A- A.1: Existing Building Base Drawings - Floor Plans

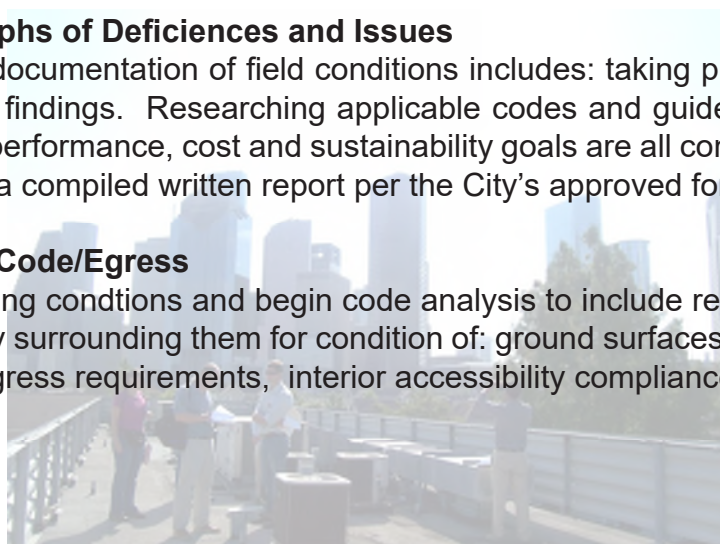
AMAR shall produce BIM / cadd base drawings from information gathered during the site survey conducted in Task 1A-A. Plans shall document existing architectural and civil existing conditions as a baseline for work to be developed in Task 2. REVIT formats are easily translatable to AutoCAD format(s).

Task 1A- A.2: Photographs of Deficiencies and Issues

AMAR/HA/WJE - Team documentation of field conditions includes: taking photographs, sketches and notes which support our findings. Researching applicable codes and guidelines and evaluating systems and processes for performance, cost and sustainability goals are all compiled along with deficiencies shall be supplied in a compiled written report per the City's approved format.

Task 1A- B.1: Building Code/Egress

AMAR shall survey existing conditions and begin code analysis to include review of existing structures and sitework immediately surrounding them for condition of: ground surfaces, building approach, building layout; emergency egress requirements, interior accessibility compliance and life-safety analysis.





Task 1A- B.2: Sitework Adjacent to Buildings

AMAR shall survey existing site conditions immediately surrounding existing buildings and shall identify ground surfaces, exterior accessibility compliance and life-safety analysis.

Task 1A-B.3: Exterior Enclosure Condition Assessment

This task includes completing an evaluation of the building envelope, including brick masonry, cast stone, windows, roofing, etc. WJE will complete a five (5) day, on-site evaluation of the above grade building enclosure including the following subtasks:

Sub-Task 1A-B.3(a): Interior Survey

WJE will perform a 100% visual condition assessment of accessible areas of the building interior to survey and document visible evidence and conditions indicative of bulk uncontrolled rainwater penetration, condensation, and other forms of moisture ingress. The conditions documented during this survey, along with our exterior survey, will be utilized to select locations for close-range examination, and diagnostic water penetration testing as described below if authorized by our client.

Sub-Task 1A-B.3(b): Exterior Visual Condition Assessment

WJE will perform a 100% visual condition assessment of accessible areas via binoculars of the above-grade building enclosure from ground level as well as from the building interior, roofs, and/or adjacent buildings where feasible. The purpose of this will be to document existing facade distress, deficiencies, and other conditions that may be contributing to the need for exterior wall repairs and/or uncontrolled water penetration. Prior repairs and potential problem areas will be noted and documented.

Sub-Task 1A-B.3(c): Close-Range Visual Examination and Inspection Openings

Based on the findings of our interior and exterior visual surveys, representative areas of the building exterior will be examined at close range from the ground and aerial lifts. The masonry walls, sealants, punched windows and roofs will be specifically examined. This will enable us to calibrate and verify findings from our overall visual condition assessment performed from grade, as well as examine the as-built construction in more detail.

Sub-Task 1A-B.3(d): Diagnostic Water Leakage Testing

WJE will conduct water penetration resistance testing at sample locations. Water testing is highly recommended to evaluate the water penetration resistance of the existing exterior wall assemblies including the masonry, punched windows, sealant joints, and flashing (if any). The results of this testing will guide the extent of the repair efforts and will allow a better understanding of the ability of the exterior envelope to resist water penetration. It will also allow set a benchmark for “efficacy testing” of repairs, once they are implemented.

Task 1A-B.3 (e): Exterior Masonry Facade Cleaning Studies (Optional)

In order to assess the most efficient, and least aggressive means to clean the exterior facades, WJE, with the assistance of the contractor, will conduct cleaning samples of the brick and cast stone portions of the building. These samples will be allowed to dry and weather prior to a final decision as to the most appropriate techniques and cleaning solutions that are effective for this structure. Undertaking cleaning mock ups at this stage will provide a basis for the solutions and techniques to be included in future bid documents.



Task 1A-B.3 (f): Material Studies (Optional)

WJE will perform in-house testing of samples of the original mortar in an effort to better understand its composition and so that an appropriate match can be specified for any necessary repointing work. This testing will include a petrographic examination and chemical analysis of the mortar samples using the appropriate analytical methods outlined in ASTM C 1324 Standard Test Method for Examination and Analysis of Hardened Masonry Mortar.

Task 1A-B.4: Structural Assessment

This task will include assessment of the structural framing systems in the building and adjacent garage structure, including accessible portions of the foundation, columns, slabs, beams, etc. The building will be surveyed from the interior, removing select ceiling tiles, and making isolated openings in the interior finishes, as necessary. WJE has assumed most observations can be made from the ground or with use of an A-frame ladder. For close-range access to the gymnasium framing, WJE anticipates use of an aerial or scissor lift. The purpose of this assessment would be to determine if the structure itself is in need of improvements or repair, and the extent of that work. WJE will complete a three (3) day, on-site evaluation of selected components of the structural systems. We have assumed that the mass masonry exterior walls and the roof parapet walls will be reviewed as both part of the structural and building enclosure assessments. Based on our findings, if analysis or materials testing is required in order to determine loading or capacity of a particular portion of the structural system, WJE will include recommendations for further analysis as part of our condition assessment.

Task 1A-B.5: Interior Doors

AMAR will assess condition of all existing interior doors to determine if they are salvageable, need repair or must be replaced. Additionally, depending on the use of the space, doors may require replacement to meet fire code requirements. AMAR shall produce a comprehensive door schedule which identifies door frame, sill, finish and required rating (if necessary)

Task 1A-B.6: Interior Finishes

AMAR will assess condition of all existing interior wall, floor and ceiling surfaces to determine if finishes are salvageable, need repair or must be replaced with new. Depending on future use of spaces, finishes may be modified per use or may be required to meet required fire ratings (if necessary).

Task 1A-B.7: ADA Compliance

AMAR shall survey existing conditions and begin code analysis to include review of existing structures for accessibility per 2010 Americans with Disabilities Act (ADA) requirements. Our team is well versed in ADA, Uniform Federal Accessibility Standard (UFAS) and Prince George's County Accessibility standards. AMAR shall assess building approach, building layout; emergency egress for persons with disabilities.

Task 1A-C1: Facility Assessment Report

WJE will analyze the information gathered during our investigation and provide a written report summarizing our findings and condition assessment of the exterior enclosures and structural elements. This report will include sketches, photographs, and related documentation as required to accurately describe our findings and the deficiencies identified. WJE will also incorporate the findings from the Hazardous Materials Report produced by Arc Environmental.



Task 1A-C2(a): Hazardous Materials Survey Report (Building)

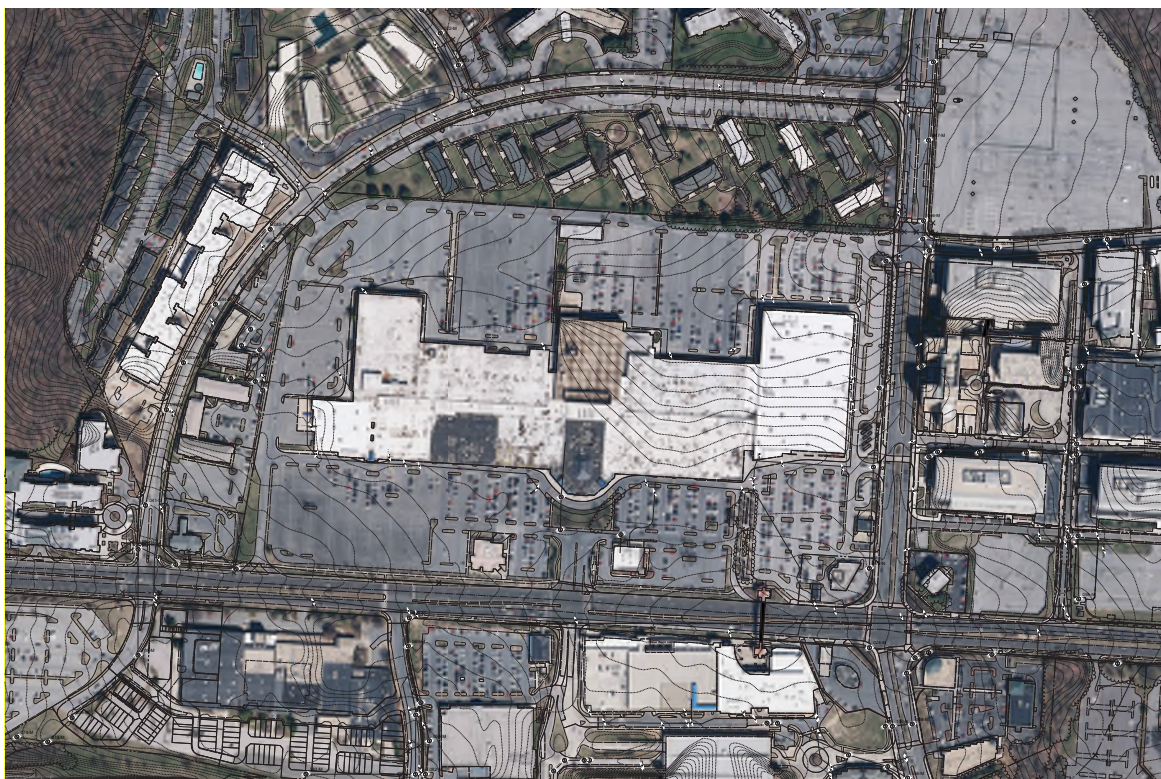
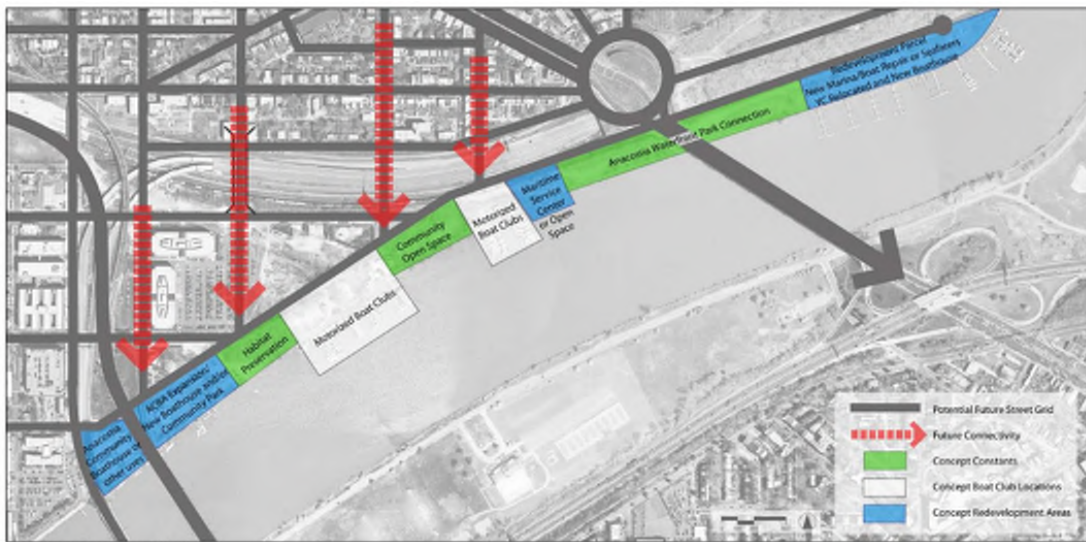
Arc Environmental will conduct a pre-alteration survey for hazardous and regulated materials associated with the existing armory structure, which is listed as approximately 21,500 square feet (SF) in size and includes several detached garage/storage facilities. The survey shall include a prescription for the following parameters:

- **Asbestos-containing Materials:** Arc will conduct an inspection and quantification of suspect asbestos-containing materials at the Site. The survey shall be performed by a United States Environmental Protection Agency (EPA)-trained and Maryland Department of the Environment (MDE)-accredited Asbestos Inspector.
- **Lead-Based Paint:** Testing by X-ray fluorescence (XRF) of the Site will be performed by Maryland Department of the Environment (MDE)-licensed Lead-based Paint Inspector or Risk Assessor. Testing will include representative sampling of the various building components throughout the identified project area. The results report will include testing locations, lead levels, and a list of positive components identified at the Site. Arc Environmental will note suspect ballasts and electrical system components which may contain these Universal Wastes.
- **Other Regulated Materials:** Arc will assess the Site for other potentially regulated materials based on the use of the building and visual observations. Arc anticipates that a mercury sample may be required for the underlayment associated with the drill floor.

TASK 1A - DELIVERABLES

1. Existing Building Base Drawings - Floor Plans
2. Facilities' Assessment Report
3. Hazardous Material Report (Building)

We anticipate Task 1B taking: Two (2) weeks



1A EXAMPLE : AMAR PARTIAL BUILDING BASE DRAWING

1A EXAMPLE : AMAR PARTIAL BUILDING SURVEY DEFICIENCIES



Attachment 23 – PHOTO DOCUMENTATION



Wood warped and paint exhibits signs of water damage. Re-wrap member with metal.



Tubes above for bat evacuation through building.



Steel downspout guards are rusted; remove and replace 35% of locations.



Accessibility: Community room hi/low drinking fountain exceeds 4" max protrusion depth along accessible path.



Life Safety/Accessibility: Downspout directs water onto ramp surface posing a tripping hazard.



Life Safety/Accessibility: Heaved lead walk poses a tripping hazard @ Building 11.



Life Safety/Accessibility: No curb along landing @ 6" drop-off; provide curb at drop-off to parking.



Life Safety/Accessibility: No handrail @ 3 or more risers.

1A EXAMPLE : AMAR PARTIAL BUILDING SURVEY DEFICIENCIES



Attachment 23 – PHOTO DOCUMENTATION



Life Safety: Interior concrete stairs do not have tread covers to prevent slipping.



Health/Safety: Evidence of plumbing leaks in kitchen ceiling from 2nd floor bath fixtures above.



Life Safety: Interior concrete stairs do not meet minimum rise: run standards; does not meet minimum head height clearance.



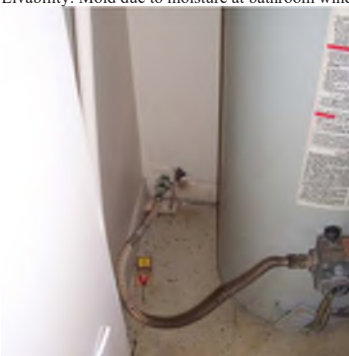
Life Safety: No A/C within units; window-mounted fan doesn't permit emergency access through only bedroom window.



Livability: Mold due to moisture at bathroom window.



Structural: Stress cracks present; filled with caulk, which provides no structural value; will continue to increase in size overtime.



Livability: Water heater closet provides access for vermin between units.



Structural: Stress cracks present; filled with concrete mix, but will continue to increase in size over time.



Condition Evaluation



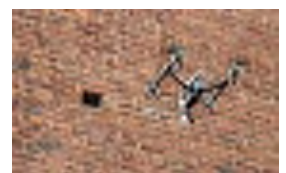
- Facade assessment
- Visual survey and condition assessment
- Documentation of existing conditions and scope of damage
- Laboratory and field testing of materials
- Assessment and evaluation of in-service performance
- Service life assessments
- Repair recommendations
- Cost estimating and capital reserve studies
- Prepurchase/presale assessments

Better solutions come from a better understanding of the problems. When presented with a new challenge, the first objective is to establish a baseline. WJE draws upon decades of experience to accurately decipher the conditions present and determine how they may contribute to present or future problems. We apply the lessons learned from more than 125,000 projects to provide clients with a full picture of their structure's or component's condition. From visual assessments to complex service life modeling studies, we provide clients the answers they need.

From on-site surveys to field and laboratory testing, WJE takes a hands-on approach to condition evaluation. Our professionals utilize traditional access methods, such as lifts and swing stages, as well as rope access techniques and drone technology to visually assess structures of all sizes and configurations. Using data-collection tools such as WJE Plannote®—a tablet-based proprietary software application—we efficiently collect and annotate inspection data and share those findings in real time with other team members, who work to organize and analyze the information.

When additional information is needed, materials samples or building elements can be tested in the field or in WJE's in-house laboratories. Using state-of-the-art testing equipment and laboratories, our professionals can determine everything from a material's elemental composition and construction type to a component's load capacity or cause of failure.

Based on a thorough understanding of a structure's condition, we develop technically sound and tailored recommendations.

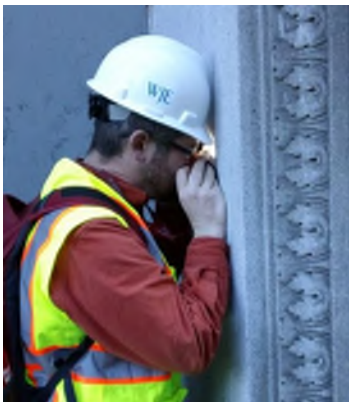




Condition Evaluation

REPRESENTATIVE PROJECTS

- Amoco Building (now Aon Center) - Chicago, IL: Distressed marble panel investigation
- Bridge of the Americas - Panama City, Panama: Condition evaluation of major truss bridge using rope access techniques
- Gateway Arch - St. Louis, MO: Corrosion investigation of the stainless steel skin and interior
- Mathematics Tower and Science and Engineering Library - Columbus, OH: Investigation of masonry distress and evaluation of water management systems
- Miami-Dade County Courthouse - Miami, FL: Condition evaluation of historic terra cotta facade
- NBC Tower - Chicago, IL: Condition survey and visual inspection of roofing
- New York Public Library - New York, NY: Comprehensive evaluation of exterior for restoration
- The Pennsylvania State University, Old Main - University Park, PA: 3-D photogrammetry inspections of building facade using drones
- Port of Houston - Houston, TX: Development of manual for condition evaluation of port assets and execution of inspections of piers, wharfs, and other harbor-side structures
- Ritz-Carlton - San Francisco, CA: Facade and roofing condition evaluation
- Washington Monument - Washington, D.C.: Condition evaluation of earthquake damage using rope access techniques





Nondestructive Evaluation



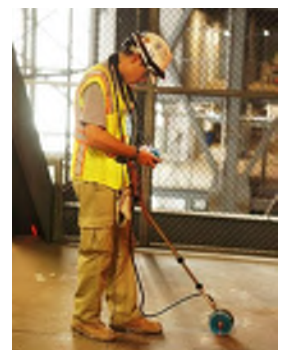
- Corrosion rate assessment
- Half-cell corrosion potential surveying
- Resistivity testing
- Reinforcement detection
- Ground penetrating radar
- Impact echo testing
- Ultrasonic pulse velocity testing
- Shear wave ultrasonic tomography
- Impulse response testing
- Infrared thermography
- Ultrasonic inspection of steel
- Eddy current flaw detection
- Magnetic particle testing
- Dye penetrant testing

When there are uncertainties surrounding a structural, architectural, or materials issue, testing is a crucial step toward understanding its scope and source. Traditional testing methods, though often effective, can be physically intrusive, time-intensive, and costly. Alternately, nondestructive evaluation methods allow for the assessment of as-built conditions, material properties, and distress in a component or system without altering or damaging its form. Used in lieu of or in tandem with traditional testing, these methods can provide valuable information.

WJE has pioneered the use of nondestructive evaluation methods—such as ground penetrating radar, impact echo testing, half-cell corrosion potential surveying, and infrared thermography—in civil, structural, and architectural investigations. WJE's depth and breadth of experience evaluating thousands of structures and materials using nondestructive methods are unmatched.

From identifying complex reinforcement placement and internal flaws in nuclear power structures to detecting air leakage and moisture infiltration in historic building envelopes, WJE offers a wide range of nondestructive evaluation options to efficiently diagnose issues that otherwise may require expensive and disruptive exploratory openings and testing to detect and correct.

In addition to minimizing costs and time spent out of service, nondestructive evaluation techniques allow WJE engineers to gain a broader understanding of a structure's condition and performance—information WJE uses to develop better targeted and more effective recommendations for clients.





Structural Engineering



- Construction support
- Fracture mechanics assessment and fitness-for-service
- Failure investigation
- Instrumentation and load testing (laboratory and in situ)
- Load rating
- Nonlinear finite element analysis
- Peer review
- Repair and retrofit design
- Seismic evaluation
- Specialized structural design
- Structural condition assessment
- Temporary/emergency stabilization

When the integrity or condition of a structure is in question, clients rely on WJE for answers. WJE structural engineers have solved challenging problems involving thousands of structures, ranging from small buildings to large infrastructure projects. Whether the structure is sound or substantial repairs are needed, our industry-leading experience, expertise, and creativity result in efficient use of client resources.

Successful solutions are developed from a better understanding of the problems. WJE routinely applies hands-on diagnostic studies using the latest technologies to investigate distress and deterioration and evaluate their effects on structural performance. With their in-depth understanding of the fundamental principles of structural engineering and materials behavior, our structural engineers develop creative and efficient options to accommodate each client's particular needs.





TASK 1B – Armory Site Evaluation

Task 1B – Armory Site Evaluation

The visual inspection of the site, structures, and other areas identified within the approved Scope are checked against either an in-house checklist or one supplied by the City of Greenbelt, assessing the physical appearance of civil, site structural, site utilities, site drainage issues, landscaping; testing for environmental hazards or other identified services.

Per the RFP, the City of Greenbelt (the City) is exploring the feasibility of restoring the existing Greenbelt Armory building for future use. The proposed use is to be determined and explored as part of the feasibility analysis. AMT will address site elements including zoning requirements, vehicle access (emergency vehicles), parking, utilities, fire protection, building setbacks, ADA compliance, forest conservation, natural resources and flood plain impacts, and stormwater management. AMT will provide civil engineering services in support of this feasibility study as identified in the RFP and described in the scope of work below.

AMT - will make site visits and provide record research to obtain available existing conditions site and utility information. In addition AMT shall compile a site zoning analysis.

Task 1B-A.1: Building Footprint

AMT - shall collect existing site documentation to develop existing conditions plan in CADD based on available records and Prince George's County GIS information. AMT shall Identify the location of the existing building footprint

Task 1B-A.2: Roadways/Parking/Walks

AMT - will collect existing site information, Inventory uses and vehicular parking (including ADA accessibility) to document site elements: including zoning requirements, vehicular access (emergency vehicles), and parking, utilities, fire protection, building setbacks, and ADA compliance.

Task 1B-A.3: Prominent Vegetation

AMT - Shall collect existing site documentation to produce a site plan which addresses forest conservation and natural resources.

Task 1B-A.4: Other Physical Features, including analysis of any wetlands present and floodplain restrictions.

Task 1B-A.4(a): Wetlands and Flood plain restrictions

AMT - Shall collect existing site documentation to produce a site plan which addresses flood plain impacts and stormwater management.

AMT - 1B Deliverable: Existing conditions site plan in CADD and PDF format and narrative documenting existing conditions including wetlands and floodplain limits.



Task 1B-A.4(b): Other Physical Features - Geotechnical Testing Survey (Site)

ECS - Shall collect bore samples for laboratory soil testing

Scope of Services

We propose to perform four (4) soil borings to depths ranging from 20 feet to 30 feet below existing site grades or auger refusal for a total of 100 feet, to evaluate the subsurface conditions for the planned development.

Our integrated services will include drilling of soil borings by drill crews under our direct supervision, laboratory testing of representative soil samples for pertinent engineering properties, various engineering analyses, and preparation of an engineering report. Please note that there will be a minimum charge of 10 feet for soil borings terminated at a depth of less than 10 feet if auger refusal is encountered. Upon completion of the field work, the samples will be returned to our laboratory in Baltimore, Maryland for further identification and testing. Our proposed scopes of field and laboratory services are as follows:

Subsurface Exploration

- a. Retain a private locator in an attempt to locate underground utilities in the vicinity of the borings.
- b. Mobilize an All-Terrain Vehicle (ATV) mounted drilling rig to the site.
- c. Perform up to four (4) soil borings to depths ranging from 20 to 30 feet below existing grades. Aggregate footage of up to 100 feet of borings has been included in this proposal.
- d. Perform Standard Penetration Test (SPT) tests at standard intervals within the borings for engineering analysis.
- e. Measure depth of groundwater within each boring at time of drilling and prior to backfilling. Where practical, borings will be left open for 24 hours to obtain additional groundwater level observations.
- f. Backfill borings with auger cuttings.

Laboratory Testing

- a. Perform up to 20 natural moisture tests.
- b. Perform up to 2 Atterberg Limit tests.
- c. Perform up to 2 gradation analysis tests (wash sieve).



Engineering Services

- a. Field locate borings by referencing existing site features and available plans. Elevations will be interpolated from civil drawings, if available, and/or referenced from Google Earth or published topographical maps.
- b. Coordinate Miss Utility and drilling services.
- c. Perform visual classifications of the soil samples collected during drilling.
- d. Upon completion of testing and engineering analysis, we will prepare a written engineering report that presents our findings and recommendations. The engineering report will include the following items:
 1. Observations from our site reconnaissance including current site conditions, surface drainage features, and surface topographic conditions.
 2. A review of the published geologic conditions and their relevance to your planned development.
 3. A subsurface characterization and a description of the field exploration and laboratory tests performed. Groundwater concerns relative to the planned construction, if any, will be summarized.
 4. Final logs of the soil borings. A boring location plan will be included, and the results of the laboratory tests will be plotted on the final boring logs or included on a separate test report sheet.
 5. Preliminary discussion of the geotechnical implications of the subsurface conditions with respect to earthwork, foundation support, slope stability, and stormwater management.
 6. Recommendations for additional testing and/or consultation that might be required to complete the geotechnical assessment and related engineering for this project.





Task 1B-A.4(c): Other Environmental Testing Hazardous Materials Survey Report

ECS - Shall collect environmental samples for laboratory testing

Project Description

We understand the property consists of a two-story building located at 7100 Greenbelt Road in Greenbelt, Maryland. Based on the information available, the building contains 21,500 square feet of space and is situated on 8.0 acres of land. The building was reportedly constructed in 1954.

ECS understands that the National Guard is to transfer the current onsite structures to the City of Greenbelt. ECS also understands that the City of Greenbelt is seeking a feasibility study of the current property including the assessment of hazardous materials and other physical features such as wetlands and floodplains.

SCOPE OF SERVICES

Based on our understanding of the subject property and plans for future activities ECS has prepared the following Scope of Services.

Phase I Environmental Site Assessment

The Phase I Environmental Site Assessment will be prepared in general accordance with ASTM Standard E1527-13, Standard Practice for Phase I Environmental Site Assessments. We reserve the right to adjust the quoted price for this Phase I ESA if supplemental investigation, additional lender requirements or other services, beyond the scope outlined in this proposal, are requested.

To expedite the preparation of the Phase I ESA, please provide ECS with the following:

1. Copies of updated site plans/plots which you may have available;
2. A point of contact for site access;
3. A current chain-of-ownership for the subject property (preferably dating back to 1940 or earlier);
4. The name and telephone number of the current owner so that ECS may conduct an interview; and,
5. The completed User Questionnaire which is attached.

In accordance with the ASTM protocol, it is the obligation of the "User" (i.e., the party relying on the report) to report to the environmental professional (i.e., ECS) any environmental liens encumbering the property or any specialized knowledge or experience of the user that would provide information about previous ownership or uses of the property that may be material to identifying recognized environmental conditions. Based on this, ECS requests any previous environmental information related to the property.

We have attached the User Questionnaire to assist the User and the environmental professional (ECS) in gathering information from the User that may be material to identifying recognized environmental conditions with respect to the site. The User of a Phase I ESA report is the party or entity to whom the report is addressed, and who will utilize the report in considering environmental conditions on the subject property. The purpose of the User Questionnaire is to provide you, the User, with an opportunity to disclose any environmentally pertinent information that you may have regarding



conditions or prior occupants of the property. All answers should be provided only to the best of your current knowledge; completion of the User Questionnaire should not require additional research by the User or inquiry to the current property owner. ECS will attempt to conduct separate interviews with the current property owner, provided that a point of contact for the owner is provided and they are responsive. As the User of the report, please complete the attached User Questionnaire and return it with the signed proposal. We request the User Questionnaire be completed and returned to ECS at the same time this proposal is authorized in order to avoid delay to delivering the final report. This User Questionnaire will be included in the Phase I ESA Report and will assist in satisfying the "User's Responsibilities" portion of the ASTM Standard.

The Phase I ESA also includes a narrative discussion concerning the potential for business environmental risks (BERs) to be present at the property beyond the scope of the Phase I ESA. These ASTM non-scope items include a review of the potential for the following items to impact or be present at the subject property based on readily available information:

- asbestos survey
- lead-based paint survey
- universal/regulated waste
- lead in drinking water (municipal review)
- visual mold assessment
- wetlands/streams (present/absent)
- endangered species (desktop review)
- radon (desktop review of EPA radon data/map)

The Business Risk Review will be based on information obtained during the Phase I ESA and readily accessible local, state, and federal databases and does not include site specific sampling or testing, but rather a narrative opinion concerning the potential for these issues to be present based on available information and visual observations. This narrative will be included within the body of the Phase I ESA, unless a separate standalone letter is requested.

In addition, the ASTM standard also requires a search for the existence of environmental liens and activity and use limitations (AULs) to be conducted in order to satisfy "All Appropriate Inquiry" in accordance with 40 CFR Part 312. If this information is not readily available, ECS can contract with a third party provider to conduct this search for an additional fee. It should be noted that failure to provide this information (or contract for its attainment) may preclude your ability to qualify for certain liability protections. Please indicate on the attached authorization page if you would prefer ECS to obtain this information on your behalf for an additional fee of \$175.00 per parcel.

Phase I ESA Limitations and Assumptions

Conclusions and recommendations pertaining to environmental conditions at the subject site are limited to the conditions observed and the materials sampled at the time this study will be undertaken. The assessment is not intended to represent an exhaustive research of every potential hazard or condition that may exist, nor does it claim to represent conditions or events that arise after the assessment.



We have made the following assumptions in developing this proposal:

- Prices presented herein are valid for 120 days from April 23, 2021.
- One color electronic version (PDF format) of the report will be provided upon completion of the project. If requested, ECS will provide up to two original reports for the quoted fee.
- Please note that ASTM standard indicates that regulatory agency files available for the subject site or adjoining properties should be reviewed and failure to do so may result in data gaps in our report. The lump sum fee offered for the Phase I ESA does not include expanded reviews of regulatory files for the subject site and/or adjacent properties which are not available electronically, or if the file information may not be reasonably ascertainable within the project schedule. If the site and/or adjacent properties are identified on federal or state regulatory lists, and if a file review is warranted, ECS will contact you. An additional fee may be necessary depending on the location and volume of information pertaining to these regulatory files.
- ECS will provide a reliance letter for the City of Greenbelt. If requested, ECS can provide additional reliance letters for our reports for \$200.00 per reliance letter. Future reliance offered by ECS would be bound to the same contracted Terms & Conditions of Service agreed to between AMAR Group, LLC and ECS.

Asbestos-Containing Materials

The non-invasive survey will target accessible portions of the subject buildings including interior and exterior areas, including the roofs. The survey at this time does not include destructive testing that may require access within wall, ceiling, or floor cavities to access hidden materials. A follow-up demolition scope survey may be needed if the City of Greenbelt decides that the building is to be demolished. ECS will rely on AMAR Group, LLC to provide access to the subject property.

Roof and exterior materials of the building are included in this survey if deemed safely accessible by ECS via an existing roof hatch and access ladder or with a 12 foot extension ladder. In collecting samples from the roof, ECS will perform test cuts within roofing materials for sample collection and make temporary repairs in general accordance with roofing industry standards. However, as we are unaware of the current conditions of the roof or other exterior building envelope materials we cannot warranty any test cut patches made to the roof. Authorization of this work, thereby releases ECS from any liability in regards to future roof leaks, water infiltration, or the voiding of the roof warranty.

While this survey will generally be non-destructive, the nature of an asbestos-containing materials survey requires limited destructive means to collect bulk samples (approximately one square inch in size) of suspect asbestos-containing materials. ECS will attempt to perform bulk sampling in discrete areas. Patching of or repair to sample locations will not be performed by ECS with the exception of roofing and building envelope samples. During the survey, attempts will be made to sample suspect asbestos-containing materials in readily accessible areas. However, due to the nature of an asbestos survey and the inability and impracticality of accessing some hidden locations, some areas/ materials may still be deemed inaccessible and/or not surveyed. Reasonable assumptions regarding the presence of suspect asbestos-containing materials located within inaccessible areas will be made as necessary. Areas which require a ladder taller than a six foot step ladder or 12 foot extension ladder may be deemed inaccessible.



The asbestos survey will be conducted by an inspector who has received United States Environmental Protection Agency (US EPA) accredited training and is licensed by the Maryland Department of the Environment (MDE) to identify and sample suspect asbestos-containing materials (ACMs) in general accordance with US EPA Asbestos Hazard Emergency Response Act (AHERA) Regulations (40 Code of Federal Regulation (CFR) 763 Subpart E) and Occupational Safety and Health Administration (OSHA) Standard 29 CFR 1926.1101 Inspection Protocol. The assessment includes the collection of bulk samples of friable (easily crumbled under hand pressure) and non-friable materials suspected as containing asbestos for laboratory testing. Multiple samples of thermal system and surfacing materials (e.g., pipe insulation, wall plaster, fireproofing, textured coatings, etc.) may be required based on OSHA and EPA regulations. At the discretion of the ECS inspector, samples may be analyzed using “Positive Stop” methodology. This methodology states if one sample of a homogeneous material is found to contain asbestos, the remaining samples of that material are not analyzed. EPA regulations stipulate that if one sample contains asbestos the entire quantity of that material contains asbestos, regardless of additional analysis.

Samples collected during the survey will be submitted to an independent laboratory for analysis by polarized light microscopy (PLM) in accordance with EPA testing methods. Samples will be analyzed by current EPA 600 methodology. The laboratory selected by ECS for the project will be accredited by the U.S. Department of Commerce, National Institute of Standards and Technologies, National Voluntary Laboratory Accreditation Program (NVLAP) for PLM analysis.

Lead in Paint and Other Surface Coatings

ECS will perform the lead survey in general accordance with the U.S. Department of Housing and Urban Development (HUD) “Guidelines for the Evaluation and Control of Lead-Based Paint Hazard in Housing.” ECS will perform testing for components and substrates encountered within the accessible areas, however, the scope of this study is not intended to meet the requirements for a surface-by-surface investigation per HUD Chapter 7 guidelines and for lead free certification purposes, but rather a screening survey of painted surfaces where the presence of lead-based paint is suspected to comply with OSHA lead in construction regulations.

Testing to determine the lead concentration of painted surfaces will be performed using an x-ray fluorescence (XRF) spectrum analyzer. The XRF is a hand-held portable lead detector, designed to obtain accurate, non-destructive measurements of lead concentrations in paints and coatings. The results of the testing will identify the concentration of lead within representative painted and glazed surfaces from within the interior and exterior components of the structures.

Universal Waste and Suspect Liquid PCB-Containing Equipment

ECS will perform a visual survey within the building(s) and on its exterior for the presence of universal waste materials and suspect liquid PCB-containing equipment. ECS will enter the accessible areas of the building(s) to identify universal waste materials including batteries, stored pesticides, mercury-containing equipment and lamps. Additionally, lamp ballasts suspected of containing PCBs will be documented if observed.



No sampling or other characterization will be performed as part of this scope of service. Additionally, ECS will not access any energized electrical equipment or other equipment/devices in use or that may pose a hazard to ECS personnel or building occupants.

Suspect Mold Documentation

ECS will perform a visual assessment for mold in areas accessed. No testing will be performed as part of this process. A reasonable effort will be made to identify water and mold impacted areas; however, this does not imply a guarantee that all possible reservoirs (growth or airborne) of mold growth will be identified because mold or water-impacted building materials may be hidden by walls, flooring, partitions, etc. Identification and correction of moisture intrusion issues is also outside of the scope of services for this work.

AMAR - Shall coordinate team data for City of Greenbelt Review. We anticipate the City's review to take 30 days before advancing to Task 2.

TASK 1B - DELIVERABLES

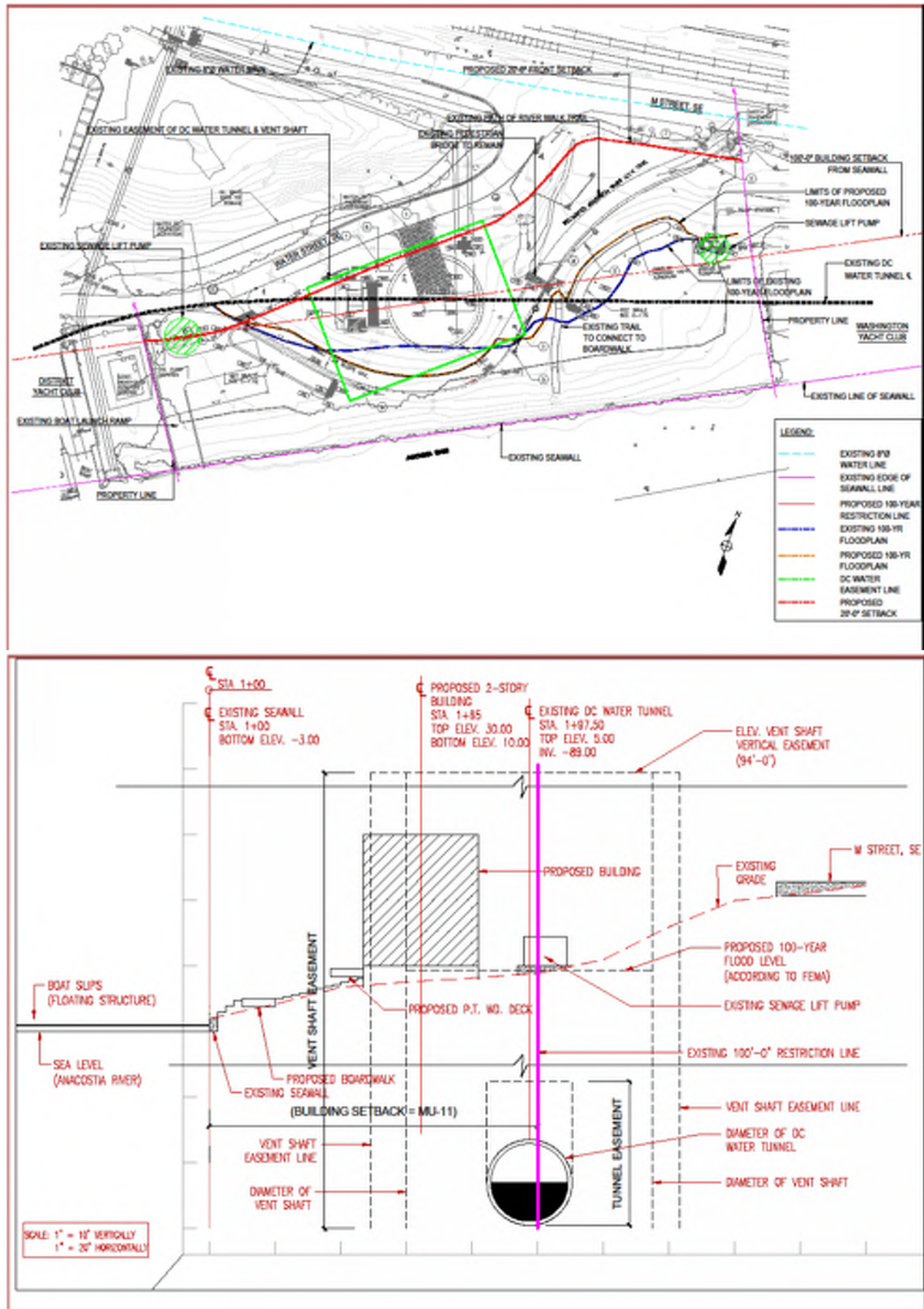
- 1. Site Plan Base Drawing - Existing Conditions**
- 2. Report on existing environmental issues such as presence of wetlands and floodplain restrictions. (including geotechnical)**

We anticipate Task 1B taking: Three (3) weeks



1B EXAMPLE : AMT PARTIAL SITE SURVEY DRAWING

1B EXAMPLE : PARTIAL CIVIL SITE SURVEY DRAWING





3.) Exterior Site - Community Center Assessment

U. Loading area on north side of community center building



V. Storage shed and container on east side of building



W. ADA parking in north parking lot is non-compliant



X. Fire hydrant in front of building



1B EXAMPLE : AMT PARTIAL SITE SURVEY DEFICIENCIES



3.) Exterior Site - Community Center Assessment

Y. Existing bulk trash and recycle location



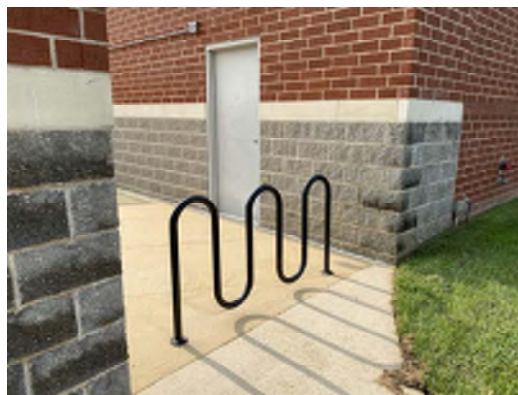
Z. Monumental sign and flags at drop-off



AA. Bike Racks at front entry located in grass



BB. Bike Racks at aquatics entry



1B EXAMPLE : AMT PARTIAL SITE SURVEY DEFICIENCIES



TASK 2 – RECOMMENDATIONS AND FEASIBILITY PLANNING

The information gathered during the survey, shall be submitted to the estimator and used for preparation of the preliminary cost estimate. AMAR will coordinate information shared amongst team members and monitor project work schedules as part of AMAR's established in-house QA/QC process. We shall compile final report, preliminary cost estimate and drawings for City of Greenbelt review.

TASK 2A – National Guard Greenbelt Armory Facility Assessment

Task 2A-A – Recommendations for remedial work to correct deficiencies identified in Task 1A

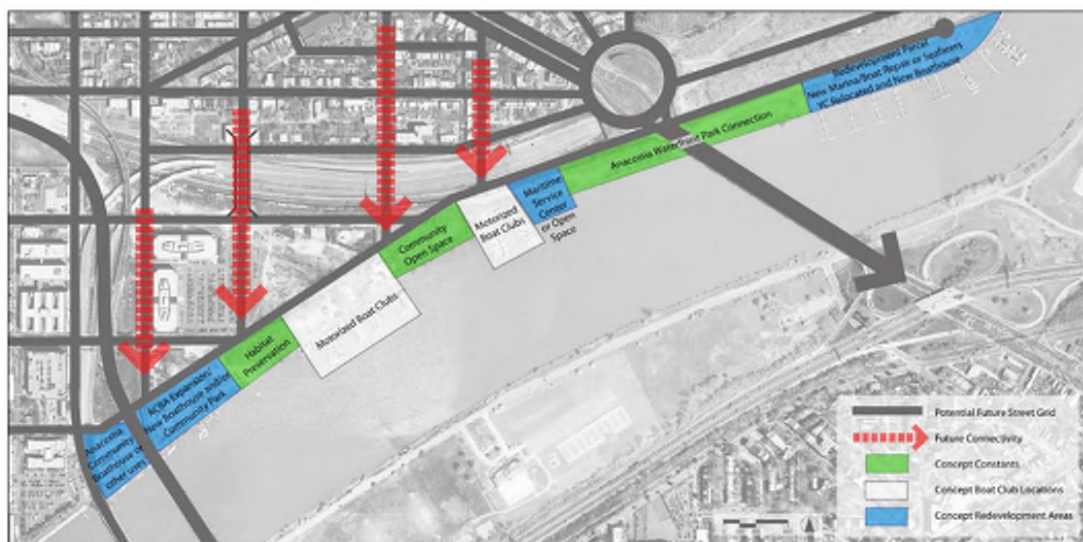
Prior to providing the City of Greenbelt with documentation, the team will meet to review AMAR's initial findings and shall alert the City of issues which require immediate attention. We will then re-establish the client's goals based on our findings and shall initially evaluate the amount of work required to improve existing conditions. In tandem with our proposed sub-consultant team, we will prioritize the work before proceeding to the next stage of Work.





TCT - TCT's estimating team will review the facility assessment and site assessment and prepare a Uniformat II WBS cost estimate based on the conceptual information provided. The estimate will be performed according to AACE Class 3. Estimators will work closely with the assessment team to understand items and quantities that have not been completely detailed and provide reasonable quantities and/or allowances. Comments and feedback from the estimate reviewers will be addressed for each identified deficiency.

AMAR - AMAR, HA, AND WJE shall provide recommendations and other documentation for the areas outlined within the 2A Scope of Work. We will coordinate the project recommendations with our sub-consultants and regularly monitor the projects' process as part of AMAR's established QA/QC process.



Task 2A-B - Establish preliminary construction cost budgeting remedial work

In this task WJE will provide recommendations for remedial work to address deficiencies identified in Task 1A. Our recommendations will include a prioritized list of repairs that may include routine maintenance items and materials, components, systems, and assemblies that may require more significant repair or replacement in order to maintain or otherwise restore both the structural and weather-tight integrity of the building.

In conjunction with our report, WJE will provide a cost projection for recommended repair. Opinions of probable cost will be for budgeting purposes only. Costs will not include fees associated with the development of an enforceable set of construction document drawings and technical specifications necessary to successfully bid and permit the work. Estimated costs will be provided in 2021 values. Example work product can be provided upon request.

ECS - Shall provide recommendations based on laboratory testing. This shall include hazardous material abatement specifications.



TCT - Shall coordinate with team members and compile the preliminary construction costs

AMAR - Shall coordinate and compile all data into a cohesive assessment recommendations report / preliminary construction costs and distribute to the City of Greenbelt for review.

TASK 2A - DELIVERABLES

1. Facilities' Assessment Recommendations Report

2. Preliminary Construction Costs

We anticipate Task 2A taking: Three (3) weeks





PHOTO DOCUMENTATION C. Structural Deficiencies



Steel rail separation – close up.



Water leak under foundation and sidewalk.



Water leak under sidewalk.



Life Safety: Interior concrete stairs do not meet minimum rise: run standards; does not meet minimum head height clearance.

E. Structural Recommendations

1. Infill fissures that have formed directly against walls with well-graded blend of sand and gravel. Ensure soil is sloped adequately away from walls and building structure. Fill concrete cracks with low-viscosity epoxy repair material, and re-point cracked mortar joints. All buildings facing [REDACTED] should be prioritized for this work.
2. Provide sand-gravel infill at existing foundations of screen walls near entries, and re-point or replace brick and mortar.
3. Realign exterior steel railings; replace damaged brick veneer and expansion bolts.
4. Repair localized break in water source at rear of [REDACTED]



D. Mechanical/Electrical/Plumbing Deficiencies



Outdated self-contained gas furnace and thermostat



Return air filter/grill at floor



Standard shower valve (not anti-scald)



Gas water heater located in separate utility closet showing combustion air duct down into crawl space



gas meters and service piping running into crawl space area. Note PVC cleanouts for sewer lines and abandoned water meter boxes in same area.



Outside water service to apartment units showing unprotected service lines, valves, and abandoned meter boxes.



F. Mechanical Deficiencies

1. Fire suppression not provided for range hood
2. Gas range/range hood not vented to outside wall.

G. Mechanical Recommendations

1. Install new vent system for range hood exhaust system to outside wall
2. Provide “Range Queen” fire suppression canister in range hoods
3. Replace existing manual thermostat with Install new energy efficient central HVAC system with digital setback type
4. Provide new combination fan/light exhaust for bathrooms
5. Provide high/low combustion air ducts for water heater closet
6. Improve return air/filter grill arrangement for air distribution thermostat

H. Electrical Deficiencies

1. Outdated apartment lighting with non-energy efficient fixtures
2. Telephone/CATV cables run exposed jacks
3. Wall receptacles not tamper proof

I. Electrical Recommendations

1. Provide all fluorescent lighting in apartment units.
2. Conceal telephone CATV cables
3. Replace existing receptacles with new tamper-proof devices

J. Plumbing Deficiencies

1. Shower valve at tub is not anti-scald type

K. Plumbing Recommendations

1. Install anti-scald shower valve
2. Replace all metal traps with PVC piping

L. Site and Utilities Deficiencies

1. Exposed water supply piping /sewer cleanouts exposed in yard
2. Sewer cleanouts exposed in yard
3. Exterior clothes lines

M. Site and Utilities Recommendations

1. Replace exposed water supply piping remove abandoned water meters and replace with new isolation valve
2. Replace sewer cleanouts exposed in yard
3. Remove all exterior clothes lines
4. Replace upgrade wood poles for overhead electrical services

2A EXAMPLE : AMAR PARTIAL PRELIMINARY CONSTRUCTION COST



Deficiencies	Recommendations	Unit	Unit AMT	QTY	\$ Cost
IRVINTON VILLAGE					
*Cantilevered porches and patios permit a 4" sphere to pass through spaces between slab and separately poured tread. Tripping hazard	*At cantilevered porches and stoops, treads must be removed and replaced with a new, closed tread configuration to eliminate the 24" space between slab and tread. Represents more than 50% of site. (3' x 2' x 2' avg stair)	EA	400	159	63,600.00
*Non-uniform exterior tread risers at front and rear porches / patios	*Where non-uniform stair riser configuration occurs (less than 4" in ht), provide a distinctive marking stripe which varies from any other nosing marking provided on the stair. (15%)	EA	31.1	48	1,492.80
*Interior stairs tread nosings missing	*Remove treads and replace with new treads which contain stair nosings (100% of townhouse units in phase 1 & 2)	EA	26	1162	30,212.00
*No handrail along one side of interior stair.	Install a single handrail along one side of townhouse unit interior stair; mounted at a uniform height of between 34" minimum and 38" maximum measured above stair tread nosings.	LF	22	1079	23,738.00
*No guardrails at rear entry porch where height exceeds 30" above ground surface.	Provide guardrails at porches, patios and stoops which are located at 30" above grade below. Guards shall be 42" in height measured vertically above the leading edge of the tread or adjacent walking surface. Where guardrails are utilized whose top rail also serve as a handrail, it shall have a height between 34" min and 38" max. (5% of site w/in ph 1 & II)	EA	65	16	1,040.00
Non-flush threshold condition poses tripping hazard, doesn't comply with accessibility requirements	Provide flush threshold condition by employing a longer metal threshold which covers uneven surfaces. (5%)	EA	31.5	16	504.00
Penetrations in roof soffits may allow water penetration into building envelope.	Remove existing rotted or broken wood soffit members and replace with new fiber cement members; caulk joints.	SF	4.5	4000	18,000.00
***Splash blocks oriented 180 degrees from normal and will potentially compromise foundation.	***Reorient splash blocks where soil erosion is no longer an issue for the surrounding soil. Maintain in locations where soil erosion is still a concern. (25%)	EA	18.71	42	785.82
Evidence of insect infestation found.	Where insect infestation identified, schedule extermination prior to next tenant move-in and schedule regular extermination maintenance from a reputable extermination company.	EA	650	1	650.00
Soil erosion may allow for opportunities of water penetration into the		SY	28.2	131	3,694.20



WJE was engaged to complete a comprehensive condition and service life assessment of the exterior building envelope of Old Main, which also included the identification of critical repair and/or maintenance issues related to the exterior walls, bell tower, windows and doors, metal work, roofing, lighting, and other ancillary components of the exterior building envelope and hardscape. Following this assessment, WJE led the design-build restoration of the exterior stairs, bell tower, and select roofing assemblies.



Task 2B – National Guard Greenbelt Armory – Site Assessment

The team is well-versed in 2015 International codes (I-codes): IBC, IMC, IPC, DOD Minimum Standards; IBC, UFAS Section 504, Architectural Barriers Act (ABA) and 2010 Americans with Disabilities Act (ADA) which all have accessibility requirements per Code of Maryland Regulations (COMAR) and local amendments per Prince George's County Amendments; the Department of Planning and Community Development for the City of Greenbelt, MD.

Throughout the assessment and feasibility process all documents will go through an in-house QA/QC review where they will be assessed for code compliance, accuracy, and alignment with the client's goals. AMAR shall make necessary revisions, produce draft documents. All documents and cost estimates shall be submitted to the City of Greenbelt for review.

Task 2B-A - Evaluate Task 1B Documentation

Upon receiving approval of the documents and costs, AMAR shall set up a meeting with the City of Greenbelt prior to moving to the next phase of Work. Within this phase, AMAR and team shall incorporate any revised Scope items, coordinate information shared amongst team members and shall continue to monitor project work schedules. The in-house QA/QC review cycle shall be repeated for this phase, and then submitted along with revised cost estimates to the City of Greenbelt for a final review. AMT shall Evaluate Task 1B documentation as defined within the RFP for Task 2B-A.

Task 2B-B - Site Recommendations to Address Task 1B Deficiencies

AMT shall provide site recommendations to address deficiencies identified in Task 1B related to site civil and landscape.

ECS shall provide site environmental recommendations based on deficiencies identified in Task 1B.

Task 2B-C - Cost estimates to remedy identified deficiencies

TCT - TCT's estimating team will review the facility assessment and site assessment and prepare a Uniformat II WBS cost estimate based on the conceptual information provided. The estimate will be performed according to AACE Class 3. Estimators will work closely with the assessment team to understand items and quantities that have not been completely detailed and provide reasonable quantities and/or allowances. Comments and feedback from the estimate reviewers will be addressed for each identified deficiency.

WJE - In conjunction with our report, WJE will coordinate with TCT to provide a cost projection for recommended repairs. Opinions of probable cost will be for budgeting purposes only. Costs will not include fees associated with the development of an enforceable set of construction document drawings and technical specifications necessary to successfully bid and permit the work. Estimated costs will be provided in 2021 values. Example work product can be provided upon request.



AMT and ECS - Shall coordinate with TCT on cost estimates to remedy identified site civil related deficiencies.

AMAR - Once approved, AMAR shall work in concert with the City of Greenbelt to submit Final Reports and Final Cost Estimates to the City of Greenbelt for payment. If the City requires assistance with the public bid process, then we shall set up a meeting to establish goals, Scope and objectives for bid phase services.

Task 2B-D - Evaluate site for inclusion of an indoor sports field

AMAR and AMT - Shall compile all recommendations and assess the property for the feasibility of providing an indoor sports field. As part of the feasibility, AMAR and AMT shall:

- Research zoning restrictions
- Research market trends
- Research community assets and access to site amenity: trails, etc.
- Research efficient construction methods appropriate for site
- Identify optimum locations for indoor sports field (existing structure, expansion or new structure)
 - Solar orientation
 - Vegetation
 - Wind patterns
- Identify Opportunities and Challenges for options

AMAR and team shall work in tandem with the City of Greenbelt to:

- Establish project objectives and goals
- Coordinate a community charette

TCT- Will perform a market survey for local costs and provide unit costs based on our proprietary historical database, as well as industry sources such as RS Means for standard items.

TASK 2B - DELIVERABLES

1. Site Feasibility Report

We anticipate Task 2B taking: Three (3) weeks

** We understand that Tasks 1 and 2 may be combined and organized as one submission*



8. RECOMMENDATIONS AND IMPLEMENTATION

8.0 Conclusion

plays an important part in furthering the implementation of the Anacostia Waterfront Initiative. Improvements to the site and facilities together with restoration of the river and habitat area are critical to fulfilling the goals of the plan: restoring a clean and active river; connectivity and accessibility to the river for all; creating a great riverfront park system; creating and celebrating cultural destinations; and strengthening the city with strong waterfront neighborhoods. provides an opportunity to access the Navy Yard for the Capitol Hill neighborhood, and is the link between the Navy Yard and Southeast Federal Center and the Hill East Neighborhood.

Washington DC is the Capital City with its monumental streets, parks and buildings. Parks, development, and maritime facilities along the Potomac and Washington Channel showcase the "Capital Waterfront" aspect of DC. Washington DC is also home to a significant number of people. The Anacostia River is DC's hometown river and provides the residents and visitors with the opportunity to access another and different community waterfront experience.

8.1 Recommendations

The following recommendations to accompany the Design Principles and concepts. These are intended to help guide future decisionmaking and implementation of improvements to the site.

1. Enhance the waterfront as a waterfront destination, with a continuous waterfront edge, to provide increased access to the water and recreational uses for the community.

- serves numerous important functions in the city. However, their functions are not dependent on being located near the water.



Example of boathouse in Knoxville, TN

be relocated to an alternative site after the 11th Street Bridge construction completion.

- should work together to find an appropriate new location for DPW and develop a transition strategy.
- Implementation of the Control Plan is critical to the Anacostia River's long-term health. The deep tunnel running along the river is important to accomplishing that project. Together with boat clubs and boathouse to coordinate future implementation of deep shafts for tunnel to minimize impact to site users.
- The facility should remain at its current location, until the consolidation of the site and completion of the implementation of the Subsequently, consideration should be given to removal of the transformation of that site into a community open space.
- serves an important purpose in clearing large debris along the Anacostia and Potomac Rivers. However, its location at the river's edge prevents continuity of public access to the river along its edge. should be relocated to a non-regularly publicly accessible site along the area waterways. Off-site relocation would remove the need to relocate the bin.
- An alternative, but less preferred location for consolidation with the This would require the relocation of USACE's turning basin.



Waterfront open space with active uses

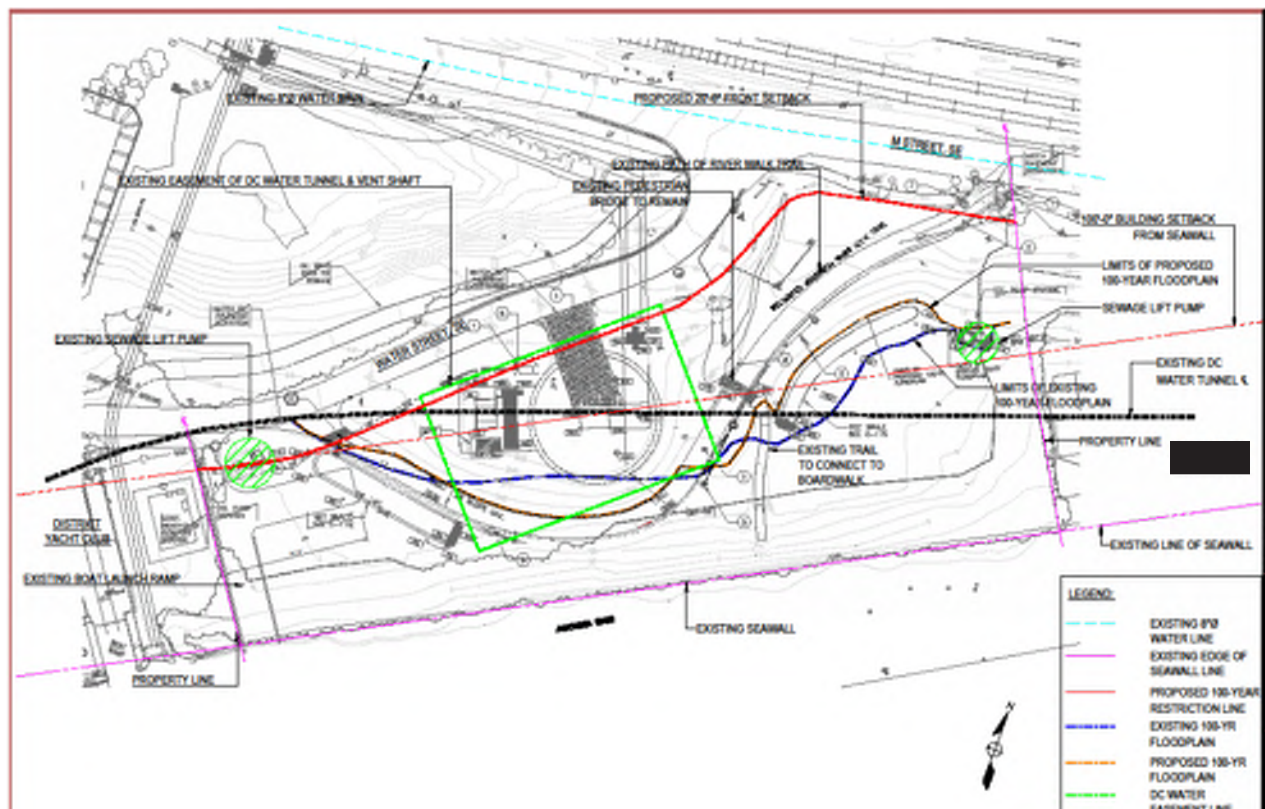
sion of a new marina and/or boathouse to encourage increased use of the river for both motorized and non-motorized users.

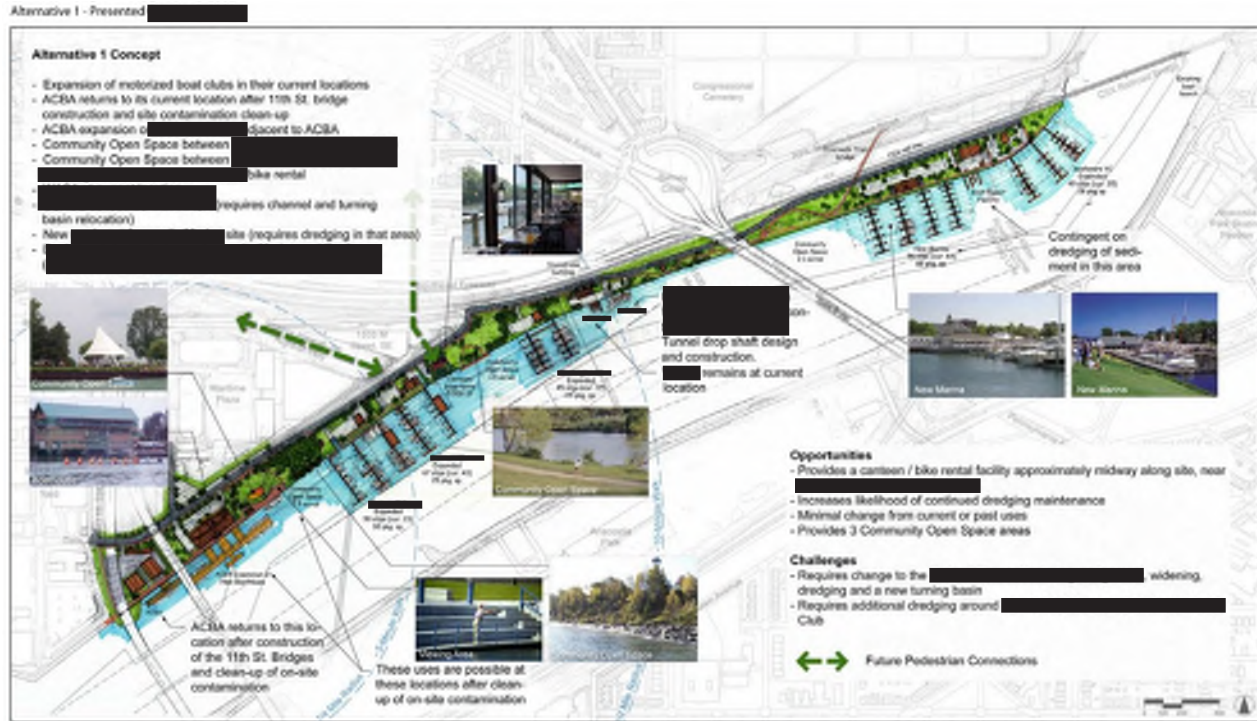
- ACBA should reside at the site of the return to its current location under the 11th Street Bridges upon completion of the 11th Street Bridge rehabilitation and remediation of the Washington Gas site.
 - An expansion of ACBA, on site, either adjacent to ACBA, to enhance the Anacostia River as a venue for non-motorized boating.
 - With the move of the federal channel, although potentially on paper only, there will be potential for boat clubs to expand either perpendicular or parallel to shore without impacting the number of rowing lanes. A detailed study of the expansion potential of each should be undertaken by each boat club.
 - Boat clubs should work together with the boathouse to plan for any future expansion so as not to impact rowing lanes.
3. Provide amenities and shared uses in order to support users of the site, surrounding places of employment and residences, and to encourage the public to experience the waterfront.
- Additional bicycle racks should be located along the waterfront to encourage cycling along the waterfront.
 - A small canteen style food service facility is recommended to be located near the waterfront to support the regular site users and the public. A larger restaurant style facility is not recommended, due to parking requirements and potential conflicts with boaters. The canteen should be located near the waterfront.



Canteen adjacent to community open space





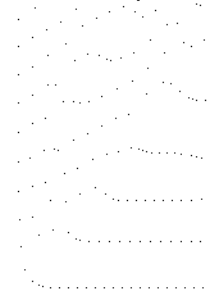


2B EXAMPLE : AMAR PARTIAL SITE FEASIBILITY COST (ROLL-UP)

The estimated costs order of magnitude for the development is based on known and assumed information obtained from [redacted] sources. A contingency of 30% is included due to potential unforeseen site conditions; and programming from the boathouse club. The Order of Magnitude (OOM) is approximately \$3.5M.

The contingency will decrease as the project is better defined and the conditions in and on which the development are better known or proven.

Item	Cost
BUILDING – lightweight construction on a raft foundation	\$450,000.00
DECK AND HANDRAILS – Pressure treated wood / composite material	\$144,000.00
SLIPS – Floating slips with wood piles to secure at foundation	\$1,000,000.00
BOARDWALK – Pressure treated wood and aluminum railings, footings	\$315,000.00
RETAINING WALL AND BACKFILL	\$500,000.00
ASPHALT PAVING AND	\$80,000.00
CRUSHED STONE BASE	\$30,000.00
BOAT LAUNCH RAMP AND WALLS, AND MAINTENANCE SHED	\$150,000.00
RECONFIGURED ANACOSTIA RIVER TRAIL	\$60,000.00
TOTAL	\$2,729,000.00
CONTINGENCY, Due to unknown conditions	30%
	\$818,700.00
TOTAL ORDER OF MAGNITUDE	\$3,547,700.00





Task 3 – National Guard Greenbelt Armory – Design Concepts



TASK 3– DESIGN CONCEPTS

AMAR - ARCHITECTURE

Per the BAFO RFP request, the AMAR Team shall evaluate the existing approximately 21,500 gross square feet and associated garage structure and produce three (3) separate Conceptual Designs including: a New Municipal Building and Mix-use Space; a New Fire Station; and a new Recommended Space (TBD). We shall provide options for the site based on our initial site visit in 2021. Due to existing conditions observed, we shall explore options which retain viable portions of the existing structures. AMAR shall research and produce Schematic Design level plans, elevations and renderings which are sensitive to the existing site, creative and financially viable. AMAR shall work in tandem with the City of Greenbelt to produce a sound, aesthetically pleasing and sustainable environment.

1. Project Analysis

Based on the information and data collected, we will analyze the adequacy and needs of the users to identify the challenges and gaps of services within the site. AMAR is committed to a process that actively involves the users and stakeholders to ensure the successful site and building Transformation.

2. Designing the New Facility

Designing the New facility and surrounding site shall incorporate the needs of users by bringing support spaces and services within the development plans. Based on an initial Market Analysis, the Greenbelt City Code, and review of the City of Greenbelt Planning Initiatives, ***the site is currently zoned RR - Residential Rural which supports single family housing. Future zoning remains the same and would require a modification to provide a higher density structure.*** Programming the site may include support spaces like a small recreation venue (separate from that identified in Task 2B); a food option like a specialty mini-market, or possibly a live-work option.

3. Community Engagement Efforts

AMAR is committed to a process that actively engages users and community stakeholders to ensure the successful development of a realistic Transformation Plan for the building and site. The critical input



from relevant parties shall be integrated into the planning process to establish a comprehensive plan that meets the needs and demands of the community and the marketplace. We shall work in conjunction with Greenbelt and stakeholders to establish a list of activities that meets the needs of the collective team. These activities shall be built into the schedule by the Project Manager who shall ensure that those activities occur according to the schedule and process plan.

Interactive Approach — Our Team is fully committed to an interactive approach to comprehensive planning and design. Consistent, interactive contact among all the parties shall be established and maintained throughout the process. We shall conduct engagement services to include stakeholder interviews, City Council work sessions (2), surveys and other means to extract data.

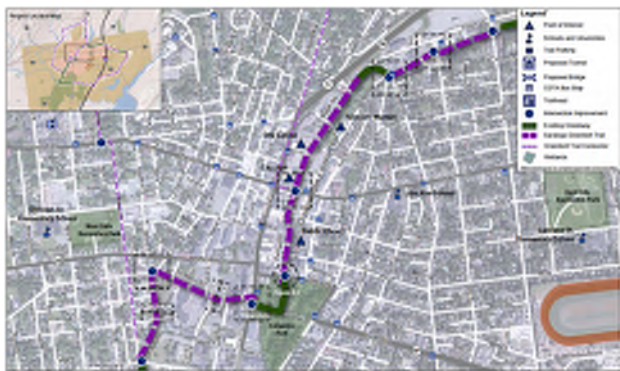
AMAR shall gather critical marketing factors, building types, zoning and code analysis to support a holistic and realistic design proposal for the three (3) Concepts. We shall include renderings, and other design concepts which are supported by critical research to a level that conveys a full idea of the intended spaces. The Design shall be to a Schematic Design Level which will provide sufficient information for initial pricing efforts and analysis by the City of Greenbelt and Stakeholders.

- **An Initial Meeting and Walking Tour** - This will be a meeting with the entire decision-making group of stakeholders where the Planning Team would meet with the participants to (1) introduce the task; (2) describe the meaning of consensus and the work that reaching it may entail; (3) discuss participants' interest, enthusiasm and readiness to work on this task; (4) develop a workplan or structure for a course of action of our work together; (5) establish desired outcomes of the process; and (6) conduct a walking tour of the site.
- **User Surveys** - Conducting surveys to gather information and data about users, their needs and wants, and their opinions about what will be constructed. This valuable method of gathering information enables the users and stakeholders to express their opinions concerning the direction planning efforts should take. The Project Manager will lead this effort, engaging the appropriate stakeholder group for assistance and in compiling the data.
- **Interviews and/or Meetings** –These activities will consist of individual meetings or small groups of participants from the various constituencies, i.e., City Council members, community representatives, public officials, etc., and would be for the purpose of gathering information and data on specific issues (to be determined once we commence). The Project Manager will synthesize the data from these sessions and actions will be highlighted and presented back to the City of Greenbelt. The Project Manager will assist the group in achieving consensus on which concept shall be selected. Ultimately, it's up to the City of Greenbelt to determine which concept they prefer to advance further.





- **Design Concepts** - Per the BAFO RFP, AMAR shall produce 3 concepts as outlined below:
 - **Concept #1: NEW MUNICIPAL BUILDING & MIX-USE SPACE** - A reasonable municipal building on the site shall be approximately 20,000 sf.
 - **Concept #2: NEW FIRE STATION** - A typical fire station is approximately 10,000 sf
 - **Concept #3: NEW CONTRACTOR TO PROVIDE RECOMMENDATION**
 - **Potential RECREATION CENTER** - This concept may support approximately 20,000SF
- In addition to the 3 Concepts, AMAR will consider the following additional site components to support the selected option onsite:
- **Pedestrian Linkages:** New bike share, new trail connection to link existing / proposed trails
 - **Green Components:** Vegetative wall and green roof
 - **Site Lighting and Bollards**
 - **Potential Garage Structure - ARTIST STUDIOS/ LOFTS:** In keeping with the Artist Studios established in Old Greenbelt, there is an opportunity to re-purpose 6,000 SF of the existing masonry garage structures for new artist studios as an extension to the existing Greenbelt program. Additionally adding to the roof, this option could offer an affordable Live/Work opportunity. This option could be employed regardless of which concept is selected.





HENRY ADAMS - MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION

HA shall provide Scope of the Armory totaling entailing the following:

Assess building mechanical, electrical, and plumbing systems for age, condition, and code compliance. We shall evaluate the suitability for future use, provide recommendations for remedial work, evaluate three (3) occupancy options, and work in conjunction with your office to develop a potential Scope and budget since these have not been defined by the Owner. The Scope of Work is based upon preparation of a single narrative report. We may include fold-out sketches if required to convey concepts. HA shall provide an opinion on whether the site is large enough to accommodate the number of geothermal wellfields required.

We anticipate that Greenbelt will agree to render timely decisions as necessary for HA to provide services within the allotted schedule. If the project is delayed the Team shall be granted a reasonable extension to complete its services and equitable compensation adjusted for additional hours expended.

WISS, JANEY, ELSTNER - BUILDING ENVELOPE, STRUCTURAL ENGINEERING (WJE)

Task 3A: Design Coordination Meetings

WJE will attend concept design coordination meetings with representatives from AMAR, City of Greenbelt, and/or other interested parties. We anticipate that WJE senior-level staff as well as associate-level staff will attend these meetings. For purposes of this proposal, we have included attendance at two (2) design coordination meetings to be held via virtual teleconference with a maximum duration of two (2) hours each. We assume meeting minutes will be prepared by others.

Task 3B: Schematic Design Development

WJE will assist in developing a high-level basis-of-design narrative with preliminary system types and performance requirements pertaining to the building enclosure for each of the three new construction options at the property (weather resistive barrier & cladding), glazed assemblies, and roofs. WJE will not provide any preliminary typical details illustrating the layers of the wall and/or roof assemblies. WJE will not provide complete technical specifications as part of this effort but will include pertinent high level performance requirements within the narrative. No assembly selections have been made to date; however, for budgeting purposes, we are assuming one roof type and two wall types will be selected per option. It is WJE's understanding that the final design and material selections for the property are contingent upon review and approval by the City of Greenbelt as well as the selection of one of three potential options. We have not included time associated with coordinating approvals as this is assumed to be in AMAR's scope.

AMT - CIVIL ENGINEERING

AMT will address site elements including zoning requirements, vehicle access (emergency vehicles), parking, utilities, fire protection, building setbacks, ADA compliance, forest conservation, natural resources and flood plain impacts, and stormwater management. AMT will provide civil engineering services in support of this feasibility study as identified in the RFP and described in the scope of work below.

Coordinate with the design team on the development of up to three (3) design concepts. Evaluate the site and building conditions and comment on requirements associated with future site development.



Prepare a narrative addressing proposed improvements to the exterior site based on the results of the site visit and review of current standards. Site elements to be evaluated include zoning requirements, vehicle and pedestrian access, grading, parking, fire access, loading requirements, existing utilities, ADA compliance, forest conservation, floodplain impacts and stormwater management. Identify the future site plan approval process based on the proposed design and prepare a high-level schedule based on this information. Respond to one (1) round of comments from the client on a draft submittal, revise the narrative, and submit a final narrative.

Civil Deliverable: Site narratives for up to three (3) concept designs documenting the proposed site improvements. Narratives to be incorporated into the overall feasibility report prepared by the architect (site plans and renderings to be provided by AMAR).

TOSCANO

TCT will provide preliminary construction cost budgeting for remedial work identified in the Armory Facility Assessment. For Task 3, 3 possible building concepts will be developed by the design team, all with geothermal heating:

1. New Municipal Building - Approx 20,000 sf
2. New Fire Station - Approx 10,000 sf
3. New Recreation center & renovate garages for Artist Studios - Approx 26,000 sf

Last, by the end of Task 3, AMAR shall deliver 3 reasonable design Concepts and associated pricing. The Client shall be tasked with evaluating the refined three (3) Schematic Design Level Concepts and pricing to determine which Final Concept AMAR shall develop further within a new Task Order.

TASK 3 - DELIVERABLES

- 1. Concept Program for three (3) Concepts**
 - 2. Renderings for three (3) Design Concepts (SD Level)**
 - 3. Design Narratives**
 - 4. Price Proposal for three (3) Design Concepts**
- We anticipate Task 3 taking: Two (2) months*

E - RELEVANT EXPERIENCE



Relevant Experience # 1– Feasibility Study for Boathouse Row on the Anacostia River



1. Project name and location:

The District of Columbia Department of General Services (DGS)
Contract: DCAM-19-SP-POA-0010

2. Year completed: **2019**

3. Client contact information: Tony Ford - fordraf@aol.com

The District of Columbia Department of General Services (DGS) contracted with AMAR Group, LLC to provide expert feasibility consulting services which included: providing 2 options for development of the existing boathouse row and testing loading studies for boat slips.

- Identified deficiencies
- Existing site analysis baseline drawing with contours, and building outlines
- Zoning analysis: Flood plain, easements, parking, use, storm water
- Produced two (2) relocation options
- Tested loading studies
- Recommended potential location for relocation of structures and services
- Accessibility analysis and recommendations for public amenities
- Facility improvements: yacht club, boat slips, recreation areas
- Feasibility cost estimate (OOM) with 30% contingency

4. Elements of the project that are common to the project described in this request:

- Government Agency - DGS
- Site Analysis
- Environmental Phase I and II
- Feasibility completed on time
- Parking Studies
- Loading Studies
- Accessability Compliance
- Zoning Studies
- Relocation Options (2)





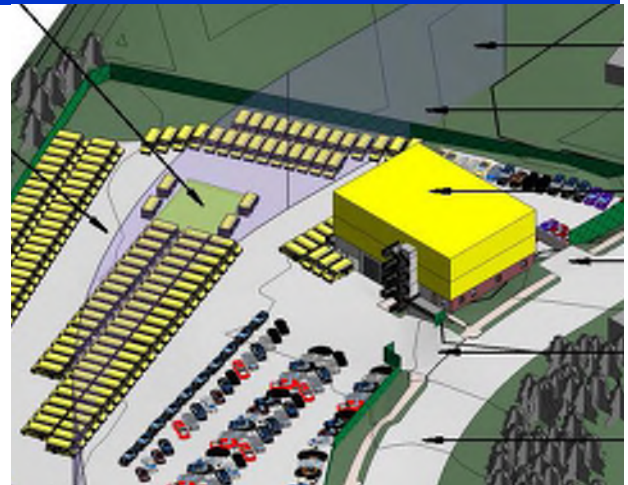
Relevant Experience #2

Client: The Office of the State Superintendent of Education (OSSE) Division of Student Transportation (DOT)

- DGS - 1601 W Street, NE WDC -Terminal Feasibility and Design Services.

•Contact: Gbolahan Williams, DGS, gbolahan.williams@dc.gov

- Public Program Development
- Environmental Phase I and II
- Feasibility completed on time
- A/E “visioning exercise”
- Accessibility Compliance
- Zoning Approval.



OSSE - 1601 W Street Terminal

Relevant Experience #3

Client: The Office of the State Superintendent of Education (OSSE) Division of Student Transportation (DOT)

- DGS - 2115 5th Street, NE WDC -Terminal Feasibility and Design Services.

•Contact: Gbolahan Williams, DGS, gbolahan.williams@dc.gov

- Public Program Development
- Environmental Phase I and II
- Feasibility completed on time
- A/E “visioning exercise”
- Accessibility Compliance
- Zoning Approval.



OSSE - 12115 5th Street Terminal

Relevant Experience #4

Client: The Office of the State Superintendent of Education (OSSE) Division of Student Transportation (DOT)

- DGS - 2000 Adams Pl., NE WDC -Trailer and school bus parking.

•Contact: Onyel Bhola, DGS, onyel.bhola@dc.gov; (202) 481-3443

- Public Program Development
- Environmental Phase I and II
- Feasibility completed on time
- Accessibility Compliance Permitting
- DCRA fire lane and permitting
- Uninterrupted bus parking service



OSSE - 12115 5th Street Terminal





Maryland National Guard Armory Assessment



Completed in 2018 | Towson, MD

HENRY ADAMS provided the MEP engineering services for the assessment of the 21,000 SF former Maryland National Guard Armory in uptown Towson. The purpose of the assessment was to survey existing MEP utilities to assess their suitability to be renovated into office spaces, bar/restaurant, and coffee shop. Included schematic design narrative, review of concept plans, and report outlining recommendations for potential MEP systems to help the developer determine potential uses for the historic property.

The mechanical scope included HVAC and associated building controls, as well as plumbing that included sanitary, venting, water, and gas. The electrical scope included power, lighting, communications involving voice data and mass notification. The electronic security comprised of access control and video surveillance. The fire protection scope included fire alarm and suppression.

Ultimately, the owner decided to move forward with the design to renovate the building as a separate project. The facility's new tenant, Towson University, is utilizing the space as offices for University programs and new departments and a possible bar/restaurant and a coffee shop. The renovated building has high ceilings and an open-concept floor plan.



CLIENT

U.S. General Services Administration

BACKGROUND

Saint Elizabeths Hospital is the nation's first mental institution, constructed in several phases beginning before the Civil War and continuing into the early twentieth century. The West Campus, which overlooks the Potomac River from a high bluff in the Anacostia neighborhood of Washington, D.C., consists of sixty-nine historic structures and the surrounding cultural landscape, which together represent the history and planning for treatment of mental illness in the country. St. Elizabeths was listed on the National Register of Historic Places in 1979 and was designated a National Historic Landmark in 1990. Most buildings had been vacant for twenty years at the start of the project and were in poor shape due to water infiltration.

In preparation for the rehabilitation of the St. Elizabeths Hospital West Campus to serve as the new headquarters of the Department of Homeland Security as well as the site of the new headquarters for the U.S. Coast Guard, WJE was retained to complete a Historic Structure Report (HSR) or a Historic Building Preservation Plan for each of the buildings on the West Campus. During the next phase of the project, WJE was asked to develop rehabilitation designs for the building envelope and internal structure of ten historic buildings on the campus.

SOLUTION

For the HSR project, WJE performed historical research at various government archives. The existing condition of each building was documented and evaluated, including interior, exterior, and structural materials and systems. To guide future rehabilitation, prioritized recommendations for the treatment and rehabilitation of significant elements were developed.

For the first adaptive reuse project on the campus, WJE developed construction drawings and specifications for ten buildings, including the design of building envelope restoration, blast resistant design, and structural upgrades. The building envelope work included brick, terra cotta and stone masonry repair and selected replacement; slate, clay tile, and metal roofing replacement (including new underlayments and drainage management elements); repair and painting of exterior wood trim and porches; and restoration of original wood window and door systems. The structural work included reinforcing of original wood and iron structures as well as the design of new floor and roof assemblies to replace severely deterioration elements. WJE also provided construction phase support services including regular site visits, responses to RFIs or changed conditions, and quality control monitoring.

Saint Elizabeths Hospital is a LEED Silver rated site.





Relevant Projects

City of College Park City Hall Redevelopment

Prince George's County, MD

AMT provided civil engineering and surveying services for the redevelopment of a key block in downtown College Park to include a mixed-use, Class-A Office Building and construction of a new City Hall. The site design includes a prominent new exterior public space to be used for community events as well as new water and sewer services, storm drainage, and stormwater management. This project was completed in collaboration with the University of Maryland and is subject to the Mandatory Referral and subdivision processes. The project site is in



downtown College Park and is subject to the requirements of the Central US 1 Corridor Sector Plan. The development of the concept site plan was based on the planning and zoning requirements identified in the Sector Plan while also accommodating the existing utility infrastructure. As part of the site development, the exiting City Hall building and multiple commercial properties along Route 1 were demolished. Permitting and coordination with local authorities included raze permits for the existing buildings, coordination with the local historic preservation authority, coordination with M-NCPPC staff as part of the Mandatory Referral and record plat processes, coordination with SHA on the design of a new frontage along Route 1 including a new bike path, relocation of existing electric and telecom infrastructure, abandonment of and design of new water and sewer service (WSSC), design of new stormwater management including micro-bioretenion planter boxes, and coordination with the FAA due to the proximity of the building to the College Park Airport.

Southern Regional Tec Rec Center

Prince George's County, MD

AMT provided civil engineering, landscape architecture and environmental permitting for a new 32,000 SF community recreation facility in Fort Washington that combines athletic programs with technology. The project included access drives, parking, and an outdoor patio, walking trails, provision for future athletic fields, aquatic center, outdoor track and widening of approximately 1,000 linear feet of roadway along Bock Road. AMT provided site surveys, NRI/FSD, forest conservation planning,



wetland delineations and 404 permit, site layout, grading, water and sewer system, storm drainage and stormwater management, erosion and sediment control, roadway widening, pavement markings, and maintenance of traffic plans. AMT coordinated plan review and site permitting with DPW&T, DER, Environmental Planning, Soils Conservation Service, WSSC and MDE. AMT's surveyors also prepared a subdivision plat to establish the lot of record for the site. The new facility, which includes a green roof and sustainable site design, is registered with the U.S.



ECS RELEVANT EXPERIENCE



EXPERIENCE LISTING

ECS has worked on hundreds of feasibility studies, historic properties, and institutional projects throughout the State of Maryland since 1991. A select listing of recent projects appears below:

Greenbelt Metro Railcar Rooftop Access

Greenbelt, MD
Materials Testing
Year of Services: 2021/Ongoing

Senior Center Consultation

District Heights, MD
Geotechnical Engineering
Year of Services: 2021/Ongoing

Salvation Army Renovation

Havre deGrace, MD
Materials Testing
Year of Services: 2021/Ongoing

Jarrettsville Activity Center Phase I Improvements

Jarrettsville, MD
Geotechnical Engineering
Year of Services: 2020

NAVFAC Chem Lab Renovations

Indian Head, MD
Materials Testing
Year of Services: 2020

Fort Meade Renovation Survey

Fort Meade, MD
Environmental Services
Year of Services: 2020

JBA Dorm Mold Survey

Camp Springs, MD
Environmental Services
Year of Services: 2020

Aberdeen Proving Grounds Demolition Surveys

Aberdeen, MD
Environmental Services
Year of Services: 2020

Jarrettsville Activity Center Phase I Improvements

Jarrettsville, MD
Geotechnical Engineering
Year of Services: 2020

NAVFAC Chem Lab Renovations

Indian Head, MD
Materials Testing
Year of Services: 2020

JBA Modernize Flight Kitchen

Camp Springs, MD
Environmental Services
Year of Services: 2020

UMD James Clark Hall-MRI

College Park, MD
Materials Testing
Year of Services: 2020

USNA Squash Court

Annapolis, MD
Materials Testing
Year of Services: 2020

HCC Center for Business Studies Renovation

Hagerstown, MD
Materials Testing
Year of Services: 2020

Hebrew Orphan Alylum

Batimore, MD
Materials Testing Services
Year of Services: 2019

Fort Detrick ACM Services

Frederick, MD
Environmental Services
Year of Services: 2018

PGCC Lanham Hall Renovations

Largo, MD
Materials Testing
Year of Services: 2019

MD State Police Barracks HazMat Survey

Pikesville, MD
Environmental Services
Year of Services: 2019



F - PROJECT TEAM RESUMES



Genell V. Anderson, AIA, NOMA Senior Manager

General Qualifications

Ms. Anderson is the founder and owner of The AMAR Group, LLC. The AMAR Group, LLC is a well-recognized multidiscipline architectural and engineering firm. Her experience includes: assessments of existing structures, renovation, adaptive reuse and new building design for a variety of building types including educational, recreational, residential and commercial.

Experience

2019/Current. Project Principal. DCHA MELVO RAD Conversion – 5 Sites Washington, D.C.

Ms. Anderson conducted building and site assessments for 274 units at Montana Terrace and Community Center, Elvans Road and Community Center, Lincoln Road, Villager and Ontario properties. She led the team to produce rendered interior and exterior recommendations for RAD conversion; produced Construction Documents, and began construction management services in October 2020.

2019. Principal. DGS - Feasibility Study for Boathouse Row. Ms. Anderson served as feasibility architectural lead for DGS. She provided her expert consulting services for zoning, loading studies, ADA conformance, cost analysis, and relocation options:

- **Site analysis / zoning analysis**
- **Environmental Phase I and Phase II**
- **Parking and accessibility studies**

2015/Current. DGS - Feasibility Study for OSSE. Principal. Ms. Anderson served as building designer and feasibility architectural lead for DGS and the Office of the State Superintendent of Education (OSSE) Division of Student Transportation (DOT). She provided expert consulting services through research, analysis, and recommendations for Public Schools transportation facilities including:

- **1601 W Street, NE Terminal Feasibility**
- **2115 5th Street, NE Terminal Feasibility**
- **2000 Adams Street, NE Trailer and Parking**

2005/Current. Lead Inspector. Ms. Anderson has served as building inspector on several DC Public Schools and *Recreation Centers including but not limited to:*

- **Ridge Recreation Center, Turner Elementary, and Wheatley Elementary and Recreation Center.**



Years with AMAR: 32

Years of Experience: 39

Education

M. Architecture, 2004
Tulane University School of Architecture, New Orleans, Louisiana

B. Architecture, 1982
Tulane University School of Architecture, New Orleans, Louisiana

Licenses

Registered: DC, MD, VA, SC
ICC Certified Building Inspector and Plumbing Inspector
HQS Inspector
Certified Lead Abatement /RRP

Professional Affiliations

American Institute of Architects
National Organization of Minority Architects
International Code Council

Awards

Mayor's Award for Excellence in Historic Preservation



Milton Lorenzo Evering, PE

Quality Control Manager /Civil Engineer

General Qualifications

Mr. Evering is a full-service civil engineer and Quality Control Manager. He is experienced in inspection of concrete and reinforcing steel, bridge engineering, fill and soils; and well-versed in mortar and soils testing. He has designed drainage systems and completed site surveys. Mr. Evering served as consultant to the Federal Emergency Management Agency (FEMA) with expertise in design and estimates to return the structures and sites to pre-disaster conditions.

Experience

2020/2021 Civil Plan Reviewer. The Parks at Walter Reed Complex. Washington, DC. Mr. Evering provided independent review of Buildings O and P, and Dog Park for sustainability, stormwater management, site grading, and general space utilization.

2019/Current. Principal Civil. DCHA IDQ MELVO RAD Conversion – 5 Sites Washington, D.C.

Mr. Evering conducted site assessments for Montana Terrace and Community Center, Elvans Road and Community Center, Lincoln Road, Villager and Ontario properties. Project included site and building survey, documentation and RAD renovation. He led the team to produce Construction Documents, and began construction management services in October 2020.

2019. Principal Civil. DGS - Feasibility Study for Boathouse Row. Civil Lead Mr. Evering served as feasibility civil lead for DGS. He provided expert civil consulting services for zoning, studies, ADA conformance, stormwater, and sustainability:

- **Site analysis / zoning analysis**
- **Environmental Phase I and Phase II**
- **Parking and accessibility studies**

2015/Current. Lead Civil. Mr. Evering served as site designer and feasibility civil lead for DGS and the Office of the State Superintendent of Education (OSSE) Division of Student Transportation (DOT). He lent his expert civil services through research, analysis, and recommendations for Public Schools transportation facilities including:

- **1601 W Street, NE Terminal Feasibility**
- **2115 5th Street, NE Terminal Feasibility**
- **2000 Adams Street, NE Trailer and Parking**



Years with AMAR: 30

Years of Experience: 40

Education

Bachelor of Science Civil Engineering, 1985,
Cum Laude, Howard University,
Washington, D.C.

Engineering Technology, 1980;
Algonquin College, Ottawa, Canada

Licenses

Professional Engineer: DC; MD; VA

Professional Certifications

Certified Third Party Building Inspector (DC); ICC Certified Virginia Department of Transportation's Inspection and Review Certification

- Erosion / Sediment Control
- Traffic Control
- Stripping and Paving
- Asphalt
- Nuclear
- Soils
- Concrete

Federal Government:

- OSHA certified
- Certified through National Bridge Inspection Program, FHWA



Cynthia Edith Johnson, RA

Senior Project Manager / Specifications

General Qualifications

Ms. Johnson is a Registered Architect and is responsible for providing Senior Project Management, specifications and serves as the Technical Director at AMAR Group, LLC. She has also served as Senior Project Manager for several firms throughout the Washington Metropolitan area, over the course of the past 47 years. Her experience includes new construction, alterations, renovation, tenant layouts, code analysis, spec writing and programming.

Experience

2023/Current. Architectural Designer. 1901, 1914 1st. St. & 75 Rhode Island Avenue, NW. Church Conversion to Multi-family residential and Commercial. Washington, D.C.

Ms. Johnson provided zoning and code analysis for the Bethel Methodist Episcopal Church sites. She serves as the team's technical lead for all sites. The projects shall include condos with mixed-use retail/commercial within ground floor spaces. She shall provide permitting support for DOB, DC Water and DOEE submissions. Construction administration is anticipated in 2023.

2023/Current. Project Manager. DGS 750 Park Road Window Replacement, Washington, DC.

Ms. Johnson provided architectural design from Design Development to Construction Documents for the historic police station. She secured approval from the DC Historical Board for replacement of windows.

2022/Current. Project Manager. DGS Kelly Miller Window & Door Replacement, Washington, DC.

Ms. Johnson provided architectural design from Design Development to Construction Documents for Kelly Miller Elementary and Middle School. Project Scope included replacement of windows and doors.

2015/2022. *Senior Project Manager for Greenspring Urgent Care Tenant Layout. Ms. Johnson was involved in converting an existing bank into an urgent care facility, including child play areas and support facilities. Also critical to the project was the integration of new and existing mechanical systems to address the increase of air exchange for the new occupancy group.

1999/2015. *Consulting Architect for A.R. Meyers + Associates. Ms. Johnson was the Senior Project Manager responsible for the work on 2001 S Street, NW., that involved the Exterior Facade redesign with metal panels, column facing and replacement of window and storefront systems. Ms. Johnson was also responsible for code analysis, site investigations, preparing construction documents, performing contract administration tasks, and permitting the new work.



Years with AMAR: 1

Years of Experience: 47

Education

Howard University, 1982 - Bachelor of Architecture

Licenses

Maryland. 1996

District of Columbia. 1992 Not Current

Currently obtaining CEU's for Maryland re-instatement.

Organizations

Delta Sigma Theta. 1972

Publications

"Pimlico Business District Revitalization" City of Baltimore, MD. Sultan & Campbell Architects. 1977 – 1978

Professional Awards and Recognition

DCRA - "Outstanding" and "Special Achievement" Awards

Organizations

Delta Sigma Theta - 1972

Acknowledgments

"The Directory of African American Architects"



Taylor Imes-Thomas, CDT, NCARB

Alternate Project Manager/ Point of Contact

General Qualifications

Ms. Imes-Thomas has been responsible for Project management, schedule control, consultant coordination, and client coordination of projects.

Experience

2020/Current. Project Manager. DCHA IDQ MELVO RAD Conversion – 5 Sites Washington, D.C.

Ms. Imes-Thomas served as Project Manager for 274 units at Montana Terrace including the Community Center; Elvans Road including the Community Amenity, Lincoln Road, Villager and Ontario properties. Project included site and building survey, documentation and RAD renovation. She oversaw schedule control, Revit modelling, construction documentation, permitting and ongoing construction administration.

2018/2017. Sr. Project Manager. Grimke School, SE Washington DC *

Ms. Imes-Thomas served as the Sr. PM for the historic Grimke building office renovation. Work included assessment of existing facility, building envelope assessment, cost estimating and recommendation for renovated offices. She prepared assessment reports, BZA and CFA exhibits, and produced BIM REVIT models.

2016/2018. Sr. Project Manager. DGS-DPR-DCHA Community Center Feasibility and redesign, SE Washington DC *

Ms. Imes-Thomas served as the Sr. PM for various Recreation/Community Centers. Assessment/feasibility of existing facilities, cost estimating, and produced BIM REVIT models for: *

- Barry Farm Recreation Center
- Fort Stanton Recreation Center
- Arthur Capper Community Building

2014/2016 Sr. Project Manager. DCHA Highland Dwellings Neighborhood Revitalization, SE Washington DC *

Ms. Imes-Thomas served as the Sr. Project Manager for replacement of existing Management Office, Community Center and Maintenance Office and renovation of existing WWII era townhouses. Work included assessment of existing structures, cost estimating and recommendation for new facilities. She produced Revit model and oversaw internal team from SD through CM.

*Indicates project completed with a different firm.



Years with AMAR: 4

Years of Experience: 30

Education

Master of Architecture Fellow
(1991-1994)

Florida A& M University Tallahassee, FL

Bachelor of Arts – 1990 University
of MD College Park, MD

Professional Affiliations

Construction Documents
Technologists (CDT)
NCARB

Special Skills

Architectural design, accessibility,
computer program skills:

Revit

Photoshop

InDesign and

MS Office



Eric Grant, BIM/REVIT

Architectural CADD Manager

General Qualifications

Mr. Grant has served as architectural designer. He has been responsible for field survey, inspecting tenant build-outs and is our CADD and BIM Manager. Some projects that Mr. Grant has completed included:

- Woodland Terrace Neighborhood Revitalization, DC
- 303 & 403 Lincoln Road Renovation, DC
- 750 Park Road Window Replacement, DC
- Kelly Miller Window Replacement, DC

Experience

2023/Current. Architectural Designer. 1901, 1914 1st. St. & 75 Rhode Island Avenue, NW. Church Conversion to Multi-family residential, Washington, D.C.

Mr. Grant conducted building and site assessments for the Bethel Methodist Episcopal Church sites. He inspected, surveyed, photographed, measured, and built Revit architectural models for three sites. The project shall include condos with mixed-use retail/commercial ground floor spaces. He shall provide permitting support for DOB, DC Water and DOEE submissions. Construction administration is anticipated in 2023.

2022/Current. Architectural Designer. Children's Hospital Quince Orchard Suite.

Mr. Grant provided architectural design for upgrading suite finishes to extend the life of the spaces and add visual interest to walls and floors to the main desk, nurse's stations, offices, kitchenette, and exam room spaces. Selection of lighting, counters, equipment, and plumbing fixtures were documented and accessible patient, staff and toilet rooms were completed. Construction administration is anticipated in 2023.

2022/Current. Architectural Designer. ARHA RAD Conversion – 4 Sites. Alexandria, VA.

Mr. Grant served as architectural designer for 101 units at Chatham Square, Braddock Road, South Whiting, and South Reynolds properties. The project included site and building survey, documentation, and renovation for RAD conversion. He provided Capital Needs Assessment reports, Revit modelling, construction documentation, and details. Permitting and ongoing construction administration shall commence in 2023.



Years with AMAR: 2

Years of Experience: 9

Education

Bachelor of Architecture (BArch) –
Boston Architectural College,
Boston, MA (2019 – present)

Professional Affiliations

Special Skills

Architectural design, building/code analysis and Building Information Modeling (BIM) with computer program skills:

Autodesk:
Revit, AutoCAD, and SketchUp

Adobe:
InDesign, Photoshop, Model Making, Maxwell Renderer and Lumion

MS Office Suite:
Excel and Word



Peter Puszcz | PE

Senior Mechanical / Plumbing Engineer

Pete Puszcz's career includes an array of significant domestic and overseas government facilities for DOS, GSA, NAVFAC, and WHS, as well as for commercial clients such as Tesla. Pete's current role entails project management and design responsibilities that include studies, concept development, construction document preparation, and value engineering pertaining to mechanical and plumbing systems. Pete has had the opportunity to work closely with several Maryland DGS project managers on task orders through a MD DGS IQC.

Years of Experience

» 39 Years

Education

- » AS | Johns Hopkins University
- » BS | Mechanical Engineering | Johns Hopkins University

Professional Registrations

- » Professional Engineer | MD (200470)

Fifth Regiment Armory Feasibility Study | Maryland DGS | Baltimore, MD

Senior Mechanical Engineer. The study was commissioned by Maryland DGS and included a mechanical and electrical feasibility study to evaluate HVAC upgrade options to comply with the Climate Solutions Act Now of 2022 requirements for electrification and decarbonization. The study also included a life safety evaluation.

SID Building D Press Room | Government Publishing Office | Washington, DC

Project Manager. \$48M, 38,000 SF project including a 23,000 SF buildout of manufacturing and waste destruction space, an ISO-7 clean room, and space for a new large-format press. The existing HVAC was demolished and replaced, including the addition of humidity control measures, and power was provided for new occupancy sensor-controlled LED lighting, emergency lighting, electronic, and communication systems.

Fort Meade | Chiller Replacement | Fort Meade, MD

Senior Mechanical Engineer. Design and construction documents, including construction phase services, for replacing the existing air-cooled chiller, associated chilled water pumps, piping, associated appurtenances between existing equipment and the existing mechanical room, and replacement of existing pneumatic controls with new DDC controls.

Judgment & Tactics Branch Facilities | USSS | Laurel, MD

Project Manager. Renovations for 5,100 SF of office, restroom, and training spaces, including space for VirTra V-100 and VirTra V-300 simulators. The project's mechanical scope included HVAC, controls, and sanitary plumbing.

Tank Replacement MSP at Barracks A | Maryland DGS | Jessup, MD

Project Manager. New 12,000-gallon Above Ground Storage Tank (AST). The project involved replacing an underground 12,000-gallon gasoline tank, pumps, controls, and existing structure, and installing new fuel dispensing pumps, a remote fuel fill port for an aboveground storage tank (AST), card readers, and a shelter canopy near the Quartermaster building.

National Hurricane Center Modernization | NOAA | Miami, FL

Project Manager. A comprehensive modernization of the 28,800 SF National Hurricane Center. The project included replacing three generators, upgrading mechanical and Building Automation Systems, rewiring the LAN, improving Wireless Networks, and modernizing electrical, plumbing, and AV systems.

Maryland Archives AHU Replacement | Maryland DGS | Annapolis, MD

Project Manager. \$1.3M est. replacement of seven air handling units (AHU) and associated controls for the 75,000 SF building. The existing pneumatic controller for each AHU were replaced with a new DDC Metasys CGM controller.

NAVFAC | AFB | Undisclosed Location

Senior Mechanical Engineer. Design of heating water system systems for a 91,500 SF weapon storage and maintenance facility. The heating system consists of water distribution from condensing boilers to building fan and blower coils, snow melt systems, and dedicated outdoor air systems. Project deliverables will include the basis of design, mechanical calculations, life cycle cost analysis, cost estimates, plans, and specifications following the project requirements. **Work performed under another company.**

HENRY ADAMS
CONSULTING ENGINEERS



Cassandra Jones | PE, LC

Electrical Engineer / Lighting Specialist

Cassie is experienced in the design of electrical systems for various government and healthcare facility types. Cassie began her career at a consulting firm specializing in healthcare projects. She later transitioned to a firm specializing in design for airports and a variety of unique building and system types that entails. Since 2018, Cassie has worked at HENRY ADAMS where her responsibilities include electrical project design from schematic and design development stages through the construction documents stage. She is responsible for field surveys, design and documentation, system analysis, and cost estimation. Cassie is a member of the Illuminating Engineering Society (IES).

Years of Experience

- » 15 Years

Education

- » BAE | Architectural Engineering (Lighting) | Pennsylvania State University

Professional Registrations

- » Professional Engineer | MD (51056)
- » Lighting Certified | NCQLP

Professional Affiliations

- » Illuminating Engineering Society (IES)

Fifth Regiment Armory Feasibility Study | Maryland DGS | Baltimore, MD

Electrical Engineer. The study was commissioned by Maryland DGS and included a mechanical and electrical feasibility study to evaluate HVAC upgrade options to comply with the Climate Solutions Act Now of 2022 requirements for electrification and decarbonization. The study also included a life safety evaluation.

City of College Park | City Hall & University Office Building | College Park, MD

Electrical Engineer. New \$32M, 85,000 SF, Class-A, combined City Hall and University of Maryland office building. The building includes a connected atrium, as well as first floor retail space, and a prominent public plaza. There is an adjoined parking garage to meet a majority of the parking needs. The project has been designed and is currently under construction with estimated completion in 2021. LEED Silver Design.

Building 301 | National Institute of Standards & Technology | Gaithersburg, MD

Electrical Engineer. \$3.5M renovation of offices. Includes open office work stations, closed private offices, conference rooms, server rooms, break rooms, storage rooms, and secure areas. The electrical scope included providing power to all new HVAC equipment and new lighting throughout.

Judgment & Tactics Branch Facilities | USSS | Laurel, MD

Electrical Engineer. 5,100 SF renovation of office and training space between two buildings. The renovation will support the growth in staffing and training requirements of the Judgement and Tactics Branch. This training center is the primary facility for the US Secret Service. The campus consists of approximately 20 buildings including a number of special use facilities.

Multiple Building Assessments | GSA | MD, PA, & VA

Electrical Engineer. \$3.5M renovation of offices. Includes open office work stations, closed private offices, conference rooms, server rooms, break rooms, storage rooms, and secure areas. The electrical scope included providing power to all new HVAC equipment and new lighting throughout the office area.

US Army Corps of Engineers | Kirk Army Health Clinic | Aberdeen, MD

Electrical Engineer. Renovation of the first floor of the three-story, 85,000 SF facility. The clinic provides healthcare to military beneficiaries and DoD employees. Included HVAC replacement.

Polk Street Maintenance Facility | MDOT | Hyattsville, MD

Electrical Engineer. \$14M, 69,000 SF renovation of a vehicle maintenance facility supporting the MD Department of Transportation. The design included the following primary building areas/structures administration, survey, and support spaces, crew areas and support spaces, shops for vehicle maintenance, carpentry, welding, paint, and small equipment repair, warehouse storage, equipment storage, material storage, vehicle wash, and interior vehicle storage/parking.

Laboratory Facility Expansion | DEA | Sterling, VA

Electrical Engineer. 5,000 SF building addition to the laboratory facility. The project scope included fit-out of both laboratory and supporting spaces. The electrical scope included design of electrical power distribution, lighting, and fire alarm system to support the expansion.

HENRY ADAMS
CONSULTING ENGINEERS

OUR TEAM

For each WJE project, the WJE Project Manager (PM) has primary responsibility for organizing the project team and coordinating with the client. The PM also has the responsibility for identifying the appropriate person for technical reviews of all work product and has the final review responsibility. Project progress meetings are scheduled throughout the course of the project to facilitate communications between the project team, client, and other stakeholders. We anticipate that the majority of the tasks associated with this project will be staffed through our Washington, DC office. When justified by the requirements of the project and in the best interest of the project, we will engage expertise from our other offices nationwide. WJE believes that having access to the resources of various experts throughout the company is an asset. We have identified the following individuals to work on this project based on their experience.



Kelly Cronin, PE, RWC
Associate Principal
Project Manager



Joe Spaziani, PE
Associate III
Project Engineer



Marita Ellis, EIT
Associate III
Project Associate



Matthew Farmer, PE
Senior Principal
Exterior Envelope and
Structural Advisor



Christine Reynolds, PE
Principal
Historic Preservation
Technical Advisor

Kelly Cronin, PE, RWC is an Associate Principal at WJE and will serve as the WJE Project Manager. Ms. Cronin has 17 years of experience with WJE. During that time, she has gained extensive experience in a broad range of projects related to design peer review, construction observation, facade inspections, condition surveys, water infiltration investigations, and evaluations of new and existing structures. Ms. Cronin's work has included the development of drawings and specifications as well as on-site construction observations during repair implementation. Ms. Cronin specializes in assessment and development of repairs for various building types to address bulk rainwater penetration and moisture-related deterioration of above- and below-grade building enclosure materials, components, and systems.

Matthew Farmer, PE is a Senior Principal and will serve as the WJE Exterior Envelope and Structural Technical Advisor. Mr. Farmer has 38 years of experience with WJE. He has served as principal investigator on numerous evaluations of concrete, steel, and timber structures as well as those involving clay, concrete, stone, and cast stone masonry. Mr. Farmer has concentrated his practice in the area of building enclosure systems engineering, design, investigation, analysis, and repair. He is frequently asked to consult on the design of specialized exterior wall cladding systems and as an expert witness for construction-related



litigation. Projects have included institutional, commercial, and residential projects as well as numerous historic landmarks. Mr. Farmer served as the manager of the Washington, DC branch from 1994 until 2006. Mr. Farmer has also been the Engineer of Record for numerous repair, renovation, and design projects in the State of Maryland.

Christine Reynolds, PE is a Principal and will serve as a WJE Historic Preservation Technical Advisor. Ms. Reynolds has 28 years of experience with WJE. Since joining WJE, Ms. Reynolds has worked on a variety of architectural and structural investigations, inspections, and restoration efforts. From full condition surveys to design and implementation of repairs, materials in her projects include brick masonry, cast stone, natural stone, historic wood windows; precast, post-tensioned, and cast-in-place concrete; exterior insulation finishing system (EIFS); roofing; waterproofing; flashing; and window and curtain wall systems. Ms. Reynolds' work focuses on historic structures of all types; a large majority of her projects involve properties that are listed on the National Register of Historic Places, several attaining Landmark status.

Joseph Spaziani, PE is an Associate III and will serve as a Project Engineer. Mr. Spaziani has 3 years of experience with WJE and 3 years of experience with a prior firm. Mr. Spaziani has performed structural and architectural investigations, condition assessments, repair design, and construction observation services on both contemporary and historically significant buildings and structures. His project experience focuses on investigation, evaluation, and repair of commercial, residential, and historic structures. He has performed on-site investigations of concrete, steel, masonry, and wood-framed buildings as well as construction observation of repairs and load testing of existing structures.

Marita Ellis, EIT is an Associate III and will serve as a Project Associate, with a focus on field work. Ms. Ellis has 5 years of experience with WJE, including experience in repair and rehabilitation design, facade condition assessments and investigations, waterproofing consulting, and construction observation services for new, existing, and historically significant structures. Her project experience focuses on historic structures and includes brick, cast stone, limestone, granite, marble, architectural terra cotta, precast, post-tensioned concrete, cast-in-place concrete, roofing and waterproofing, and historic and modern window assemblies.

As part of the project team, WJE will also engage Arc Environmental as a subconsultant to complete a hazardous materials survey. The findings from this survey will be incorporated into the submitted deliverables for the project. In addition, we anticipate engaging the services of a qualified restoration contractor to support WJE as needed for exterior access, cleaning trials, and inspection openings.



EDUCATION

- Carnegie Mellon University
 - Bachelor of Science, Civil Engineering, 2006
- University of California, Berkeley
 - Master of Engineering, Structural Engineering, 2008
 - Minor, Geotechnical Engineering, 2008

PRACTICE AREAS

- Roofing and Waterproofing
- Repair and Rehabilitation
- Sealants
- Facade Failure and Leakage
- Construction Troubleshooting
- Design-Assist
- Facade Assessment
- Prepurchase Surveys

REGISTRATION

- Professional Engineer in DE, DC, MD, and VA
- Registered Waterproofing Consultant

PROFESSIONAL AFFILIATIONS

- American Society of Civil Engineers, National Capital Section, past president
- ASTM International
- International Institute of Building Enclosure Consultants

CONTACT

kronin@wje.com
703.641.4601
www.wje.com

EXPERIENCE

Kelly Cronin joined WJE in 2008 and has extensive experience in a broad range of projects related to design peer review, construction observation, facade inspections, condition surveys, water infiltration investigations, and evaluations of new and existing structures. Ms. Cronin's work has included the assessment and development of repairs for various building types to address bulk rainwater penetration and moisture-related deterioration of above- and below-grade building enclosure materials, components, and systems. These systems have included steel, concrete, timber, brick masonry, cast stone, exterior insulation finishing systems, and aluminum/glass curtain walls.

REPRESENTATIVE PROJECTS

Roofing and Waterproofing

- Four Seasons Royal Suite Terrace - Washington, D.C.: Water penetration investigation, development of repair documents, and on-site quality assurance of terrace waterproofing assembly
- Arlington County Courthouse - VA: On-site observation and quality assurance of horizontal waterproofing assembly installation in pedestrian plaza
- Georgetown University, Preclinical Science Building Plaza - Washington, D.C.: Water penetration investigation and development of repair documents for waterproofing above below-grade office space
- Georgetown University, Yates Fieldhouse - Washington, D.C.: Development of repair documents for waterproofing beneath intramural sports playing field
- U.S. Drug Enforcement Administration Headquarters - Arlington, VA: Development of roof replacement documents and oversight of work during construction

Sealants

- 1660 International Drive - McLean, VA: Water penetration investigation of multistory curtain wall and development of subsequent sealant repairs
- Rosslyn Plaza North - Arlington, VA: Design and oversight of replacement of exterior joint sealant, including preformed silicone shapes

Repair and Rehabilitation

- Sibley Memorial Hospital - Washington, D.C.: Evaluation and design of concrete sunshades in addition to below-grade expansion joint repairs
- 1909 K Street Parking Garage - Washington, D.C.: Development of repair documents and construction period services for below-grade concrete garage repairs
- Crystal Square 5 - Arlington, VA: Assessment and installation oversight of high-performance coating application on aluminum facade panels

Facade Failure and Leakage

- Howard Hughes Medical Institute, Janelia Farms Campus - Ashburn, VA: Facade and low roof water penetration investigation
- West End 25 - Washington, D.C.: Water penetration investigation of curtain wall and metal panel interfaces at balconies
- Chase Point - Washington D.C.: Oversight of repairs to address construction defects and active leakage
- Georgetown University, Harbin Hall - Washington, D.C.: Water penetration investigation and condition assessment beneath and surrounding pedestrian plaza

Construction Troubleshooting

- The Pearl - Silver Spring, MD: On-site observation and quality assurance of building envelope for new apartment building
- Ingleside at King Farm - Rockville, MD: Building enclosure consulting services during design and construction of additions to existing senior living facility
- The Hepburn - Washington, D.C.: On-site observation and quality assurance of unitized curtain wall installation
- Press House - Washington, D.C.: On-site construction period services of new residential tower adjacent to historic structure

TECHNICAL COMMITTEES

- ASTM International - C24 Building Seals and Sealants



EDUCATION

- University of Colorado
 - Bachelor of Science, Architectural Engineering (Structures), 1985
 - Bachelor of Environmental Design, 1985
- Cornell University
 - Master of Civil Engineering (Structures), 1989

PRACTICE AREAS

- Facade Assessment
- Due Diligence Surveys
- Repair and Rehabilitation Design
- Failure Investigation
- Structural Evaluation
- Testing and Instrumentation
- Historic Preservation
- Peer Review
- Litigation Consulting

REGISTRATIONS

- Professional Engineer in DC, MD, and VA

PROFESSIONAL AFFILIATIONS

- American Society of Civil Engineers
- ASTM International
- IIBEC
- International Concrete Repair Institute
- The Masonry Society

CONTACT

mfarmer@wje.com
703.641.4601
www.wje.com

EXPERIENCE

Matthew Farmer first joined the New Jersey branch of WJE in 1986 and moved to the Washington, D.C. branch (located in Fairfax, Virginia) in 1990. He has served as principal investigator on numerous evaluations of concrete, steel, and timber structures as well as those involving clay, concrete, stone, and cast stone masonry. Mr. Farmer has concentrated his practice in the area of building enclosure systems engineering, design, investigation, analysis, and repair. He is frequently asked to consult on the design of specialized exterior wall cladding systems and as an expert witness for construction-related litigation. Projects have included institutional, commercial, and residential projects as well as numerous historic landmarks. Mr. Farmer served as the manager of the Washington, D.C. branch from 1994 until 2006, when he became a principal with WJE. Prior to joining the WJE branch in Fairfax, he was a structural engineer with Skidmore, Owings & Merrill in Washington, D.C.

REPRESENTATIVE PROJECTS

Facade Assessment

- Lincoln Center for the Performing Arts - New York, NY: Evaluation and repair of travertine facade
- State Farm Headquarters - Bloomington, IL: Review of exterior wall assembly and evaluation of lock strip gasket glazing system
- Washington, D.C. Temple of the Church of Jesus Christ of Latter-day Saints - Kensington, MD: Investigation and repair of deteriorated marble cladding

Repair and Rehabilitation Design

- Washington National Cathedral - Washington, D.C.: Assessment and repair of seismic damage
- Virginia Square - Arlington, VA: Investigation of stone anchorage failure and 100 percent recladding, reusing existing granite panels on reengineered truss system

Failure Investigation

- Fisher Place Parking Garage - Rockville, MD: Collapse investigation of garage under construction
- Union Station - Washington, D.C.: Failure of plaster due to seismic activity

- Cathedral of Mary Our Queen - Baltimore, MD: Investigation of nave stone arch failure, rehabilitation of the arch structures, and roof replacement

Structural Evaluation

- John F. Kennedy Center for the Performing Arts - Washington, D.C.: Investigation and strengthening of existing structure for new plaza loading
- Prince George's County Courthouse, Duvall Wing - Upper Marlboro, MD: Fire damage assessment and restoration of historic brick masonry, concrete, and steel structure

Testing and Instrumentation

- Jacob K. Javits Convention Center - New York, NY: Instrumentation and monitoring of roof space frame
- Washington Monument - Washington, D.C.: Instrumentation and investigation of stone cracking
- Washington Equestrian Monument - Richmond, VA: Load testing to determine statue stability and to evaluate alleged excessive deflection due to lateral loading

Historic Preservation

- John Marshall Hotel - Richmond, VA: Repair and adaptive reuse of historic hotel, involving brick, stone, and terra cotta restoration
- USS Maine Memorial - Arlington, VA: Assessment of historic monument integrity investigation of uncontrolled water penetration

Peer Review

- The Ascent - Tysons Corner, VA: Design review and construction period consulting for a thirty-story residential high-rise
- The Hine Project - Washington, D.C.: Design review and construction period consulting for multibuilding, mixed-use development

TECHNICAL COMMITTEES

- ASTM C18 - Dimension Stone
- ASTM C27 - Precast Concrete Products
- TMS - Construction Practices
- TMS - Existing Masonry Practices



EDUCATION

- State University of New York at Buffalo
 - Bachelor of Science, Civil Engineering with Architecture Minor, 1991
- University of Maryland, College Park
 - Master of Science, Civil Engineering, 1996
 - Certification, Historic Preservation, 1996

PRACTICE AREAS

- Historic Preservation
- Facade Assessment
- Repair and Rehabilitation
- Masonry Assessment
- Water/Air Leakage Assessment
- Condition Assessment
- Construction Troubleshooting
- Building Enclosure Testing
- Adaptive Reuse

REGISTRATIONS

- Professional Engineer in DC, MD, NC, PA, and VA

CONTACT

creynolds@wje.com
703.641.4601
www.wje.com

EXPERIENCE

While completing her graduate degree, Christine Reynolds gained experience in structural design on transportation-related projects and facilities design. Her historic preservation experience included preliminary design studies for renovations to the original National Archives building in Washington, D.C. and an assessment of Tingey House (circa 1804) which is the home to the Chief of Naval Operations. Since joining WJE, Ms. Reynolds has worked on a variety of architectural and structural investigations, inspections, and restoration efforts. From full condition surveys to design and implementation of repairs, materials in her projects include brick masonry, cast stone, natural stone, historic wood windows; precast, post-tensioned, and cast-in-place concrete; exterior insulation finishing system (EIFS); roofing; waterproofing; flashing; and window and curtain wall systems. Ms. Reynolds' work focuses on historic structures of all types; a large majority of her projects involve properties that are listed on the National Register of Historic Places, several attaining Landmark status.

REPRESENTATIVE PROJECTS

Facade Assessment

- Devil's Backbone Dam (1770) - Hagerstown, MD: Historic review and nomination to Register of Historic Places
- Marine Corps Commandants Home (1806) - Washington, D.C.: Water leakage investigation, structural assessment, assessment of exterior envelope, on-site strength testing of brick masonry
- Navy Hill/Old Naval Observatory (1904/1932/1932) - Washington, D.C.: Facade inspection, wood and metal window assessment, brick and limestone panel review of three separate historic structures
- Washington Navy Yard (circa 1890, 1866, 1902) - Washington, D.C.: Inspection, water penetration resistance testing of the facades, window and roof evaluation of three separate buildings within a National Historic Landmark district
- Virginia State Supreme Court (1919) - Richmond: Facade assessment, window rehabilitation, and repair documents

- Home Owners' Loan Corporation Building (1928/1937) - Washington, D.C.: Building envelope condition survey and repair document preparation
- United States Naval Academy, Hubbard Hall (1930) - Annapolis, MD: Assessment of water infiltration
- Chesapeake Bay Foundation Headquarters (2001) - Annapolis, MD: Investigation of water leakage from roofing, windows, and through-wood facade elements

Repair and Rehabilitation

- Harbour Square Cooperative (1789–1820) - Washington, D.C.: Restoration of wood windows and cast stone lintels and sills for historic townhomes, waterproofing consultation, and window replacement
- Virginia Governor's Mansion (1813) - Richmond: Water infiltration investigation, masonry facade recoating, masonry repairs, and metal roof replacement
- Ponce de Leon Cooperative (1928) - Washington, D.C.: Building envelope restoration, including masonry repointing and replacement of windows; recipient of Best Historic Restoration in 1999
- Chrysler Museum of Art (1932/1938/1964/1973/1989) - Norfolk, VA: Assessment and repair documents for limestone and cast stone facade; crack repair, flashing, repointing, sealing, and replacement of severely deteriorated stone units
- Kimpton Monaco (1976) - Alexandria, VA: Plaza waterproofing consultation and building facade restoration

Adaptive Reuse

- Saint Elizabeths Hospital (1856–1910) - Washington, D.C.: Assessment and design of repairs to exterior envelope (roofs, masonry, windows, blast resistant upgrades) of more than ten individual buildings as part of an adaptive reuse of the campus
- Kimpton Palomar (1931) and Monaco (1907) Hotels - Philadelphia, PA: Exterior envelope condition assessment, repair design, and construction observation for the adaptive reuse of the historic buildings; recipient of 2010 and 2013 Preservation Alliance of Philadelphia Grand Jury Award



EDUCATION

- University of Oklahoma
 - Bachelor of Science, Architectural Engineering, 2018
 - Master of Science, Civil Engineering, Structural Focus, 2019

PRACTICE AREAS

- Repair and Rehabilitation
- Historic Preservation
- Condition Assessment
- Facade Assessment
- Water/Air Leakage Assessment
- Historic Structures Reports

PROFESSIONAL AFFILIATIONS

- American Society of Civil Engineers
- Architectural Engineering Institute
- Association for Preservation Technology

CONTACT

mellis@wje.com
703.641.4601
www.wje.com

EXPERIENCE

Since joining WJE in 2019, Marita Ellis has been involved in a variety of projects, including repair and rehabilitation design, facade condition assessments and investigations, waterproofing consulting, and construction observation services for new, existing, and historically significant structures. Ms. Ellis's services have included a variety of facade systems, including masonry cavity and mass walls, historic wood windows, aluminum-framed windows, and curtain walls. Her building material experience includes stone, brick, and terra cotta masonry; below- and above-ground waterproofing; wood; and concrete.

REPRESENTATIVE PROJECTS

Repair and Rehabilitation

- Russell Senate Office Building (1903–08, 1933, Architect of the Capitol), Capitol Hill - Washington, D.C.: Stone facade restoration construction period services, including seismic retrofit installation observation and reporting
- Senate Underground Garage and Plaza (1932, Architect of the Capitol), Capitol Hill - Washington, D.C.: Waterproofing replacement construction period services
- Hart Senate Office Building (1982, Architect of the Capitol), Capitol Hill - Washington, D.C.: Development of facade repair contract documents
- Regal Rockville Center - Rockville, MD: Water leakage investigation and development of hot-applied rubberized waterproofing replacement design and construction documents

Historic Preservation

- University of Virginia, Alderman Library (1937) - Charlottesville: Building envelope assessment of historic brick masonry, windows, engaged columns, wood cornice, and roof

Condition Assessment

- Virginia Department of Transportation Annex Building (1961) - Richmond: Investigation and evaluation of distress at limestone masonry facades, development of repair recommendations, and energy-efficient exterior wall section
- Pelican Walk Condominium - Panama City Beach, FL: Investigation of distress at fenestration to evaluate damage from Hurricane Michael

Facade Assessment

- University of Pittsburgh - PA: Facade ordinance inspections and condition assessment of five structures on the university campus and medical center

Water/Air Leakage Assessment

- Sheppard Pratt Health System - Elkridge, MD: Construction observation services, including water penetration and air leakage testing for compliance to construction documents

Historic Structures Reports

- Mount Gilead - Centreville, VA: Development of historic structures report for a 1785 Dutch Colonial to document history, condition, and treatment recommendations
- Sully Plantation Outbuildings - Chantilly, VA: Site work to develop building preservation plans for five historic outbuildings



EDUCATION

- Virginia Tech
 - Bachelor of Science, Civil Engineering, Minor in Green Engineering, 2017
- Master of Science, Civil Engineering, 2018

PRACTICE AREAS

- Steel Structures
- Historic Preservation
- Investigations and Surveys
- Wood Structures

REGISTRATIONS

- Professional Engineer in VA

PROFESSIONAL AFFILIATIONS

- Structural Engineers Association of Metropolitan Washington

CONTACT

jspaziani@wje.com
703.641.4601
www.wje.com

EXPERIENCE

Joseph Spaziani specializes in the investigation, evaluation, and repair of commercial, residential, and historic structures. He performs on-site investigations of concrete and steel buildings and masonry facades, as well as construction observations of repairs and load testing of existing structures.

Before joining WJE in 2021, Mr. Spaziani worked at TY Lin, Silman Structural Solutions (formerly Silman), where he designed and renovated commercial steel and concrete structures and wooden residential buildings.

REPRESENTATIVE PROJECTS

Steel Structures

- 150 N. Michigan Avenue - Chicago, IL: Design of monumental stair removal, analysis of existing concrete slab and steel framing, and design of concrete slab infill and steel framing reinforcement
- Meridian High School - Falls Church, VA: Analysis, design, and construction administration services for new seven-story, steel-framed school on concrete foundations *
- Research Institution Storage Building - Suitland, MD: Analysis and design of three-story steel framed, heavy storage facility supported by deep foundations *
- Stead Park Recreation Center - Washington, D.C.: Analysis and design of three-story, steel-framed structure exposed to weather and temperature gradients *

Historic Preservation

- Tiber Island Cooperative Homes Penthouse Repairs - Washington, D.C.: Analysis, development of repair documents, and construction administration of structural and facade repairs
- Robert C. Weaver Federal Building - Washington, D.C.: Contract document development for historic stone panel preservation, fire protection investigation, and construction administration services
- Franklin School - Washington, D.C.: Construction administration services of full-building interior renovation *

Investigations and Surveys

- Tiber Island Cooperative Homes - Washington, D.C.: Close-range condition assessment and review of investigation openings in brick masonry facades; collection and materials testing of concrete cores
- 1960 Compostella Road - Chesapeake, VA: Survey and repair cost estimation of steel-framed storage warehouse with tilt-up concrete panel facades
- 1818 New York Avenue NE - Washington, D.C.: Survey and crack monitoring of masonry structure subject to ground improvements and settlement
- 1425 New York Avenue NW - Washington, D.C.: Preconstruction survey, photo documentation, and reporting of existing conditions of four buildings
- Howard/Bond Bread - Washington, D.C.: Condition assessment of two structures constructed circa 1935 and feasibility study to preserve historic masonry facades *

Wood Structures

- 622-624 Girard Street - Washington, D.C.: Design and construction administration services of wood-framed, multifamily residential building renovation *
- Private Residence - Virginia Beach, VA: Design of new private residence consisting of steel frame with TJI® infill joists *
- Private Residence* - Bethesda, MD: Design of new private residence on existing rubble foundations using engineered and dimensional lumber *
- NIH Officers Quarters - Bethesda, MD: Design of full-building interior renovation of an existing wood residence *

* Indicates experience with previous firm



Aaron Smith, PE, LEED AP

Director of Site/Civil Engineering



EDUCATION

- MS, 2002, Civil Engineering, University of Maryland
- BS, 1997, Civil Engineering, University of Notre Dame

CERTIFICATIONS

- Professional Engineer: MD (#31196), DC, VA

EXPERIENCE

- 27 years (22 with AMT)

Mr. Smith is a Professional Engineer and LEED Accredited Professional with 27 years of experience in civil engineering design and consulting. He has provided management and design services for municipal facilities throughout Maryland (including Prince George's County) such as administrative buildings, historic facilities, fire stations, police stations, school buildings, public libraries, community centers and maintenance facilities. His projects have included feasibility studies, sustainable site design, ESD/LID stormwater management, grading, site layout, roads, parking facilities, utilities, drainage systems, environmental controls, and permitting. He has prepared feasibility studies, technical reports, cost estimates, design concepts, construction documents and provided construction administration services. He is well versed and serves as a liaison between clients and various federal, state and local agencies, including PG DPWT, DPIE, PG SCD, SHA, WSSC and MDE.

RELEVANT PROJECTS

Maryland-National Capital Park & Planning Commission Feasibility Studies for Multi-Generational Centers – Prince George's County, MD: Project Manager currently providing site assessment and feasibility analysis for multiple sites throughout Prince George's County for placement of potential multi-generational community centers for M-NCPPC. Analysis includes zoning review, utility assessment, pavement assessment, parking analysis, environmental review, stormwater management design, and cost estimating services.

City of College Park City Hall Redevelopment – Prince George's County, MD: Project Manager providing civil engineering and surveying services for the redevelopment of a key block in downtown College Park to include a mixed-use, Class-A Office Building and construction of a new City Hall. The site design includes a new public plaza, new water and sewer services, storm drainage, and stormwater management. This project is being completed in collaboration with the University of Maryland and is subject to the Mandatory Referral and subdivision processes.

Towson Fire Station Feasibility Study – Baltimore, MD: Project Manager for civil engineering services associated with the preparation of multiple feasibility studies for multiple sites being explored by the County for this new fire station. Design services included zoning review, utility assessment, parking analysis, environmental review, stormwater management design, and cost estimating services. In addition, AMT provided detailed vehicle circulation analysis including vehicle queuing analysis and traffic studies.

Southern Regional Technical Recreation Complex – Prince George's County, MD: Project Manager for the sustainable site design for the construction of a new educational and recreational community building and athletic field. Provided design services including site grading and layout, parking lot design, water and sewer system design, storm drain and stormwater management design, erosion and sediment control. Additional services included coordination with review agencies for utility design and environmental permitting, and preparation of LEED documentation.

Shady Glen Fire Station – Prince George's County, MD: Associate-in-Charge of sustainable site design for the construction of a new 14,000 SF fire station and 17,000 SF Candidate Physical Ability Testing (CPAT) building. Civil design services include site layout, grading, storm drainage, water, sanitary, and ESD SWM design. Additional services include public roadway and sidewalk improvements, and all associated site and planning approvals and permits.

East Columbia 50+ Center – Howard County, MD: Associate-in-Charge for civil engineering and related services to the construction of a new 31,000 SF 50+ Community Center on the campus of the East Columbia Library. Site improvements include new parking, walkways, utilities, utility relocation and stormwater management. Services included preparation of site development plan materials, design/construction documents, permit coordination with Howard County DPZ and Bureau of Utilities, bid services, and construction administration.

M-NCPPC Central Avenue Connector Trail, Phase II – Prince George's County, MD: Project Manager for Phase 2 of a new proposed hiker/biker trail system connecting WMATA Metro Stations from Capitol Heights to Largo Town Center in Prince George's county, MD. The proposed trail system extends through multiple jurisdictions and required close coordination with Prince George's County, City of Seat Pleasant, Town of Capitol Heights, and State Highway Administration. The project required trail design for both off-road settings and within the public ROW including two (2) pedestrian bridges. This recreational and commuter trail will maximize safe pedestrian access, improve connectivity to local transportation, and limit impacts on sensitive natural resources.





Andrea Stirton, PLA, CPSI

Landscape Architecture

EDUCATION

- BLA, 2011, Landscape Architecture, Pennsylvania State University

CERTIFICATIONS

- Registered Landscape Architect: MD (#3956)
- Certified Playground Safety Inspector

EXPERIENCE

- 12 years (12 with AMT)

Ms. Stirton is a professional landscape architect with 12 years of experience in the planning and design of public facilities. She incorporates environmental site design (ESD) and Low Impact Development (LID) for stormwater management in urban and natural sites. She has experience applying for permits with DNR, MDE, and various county agencies. Her skills include interpretive panel graphic design, plan renderings, illustrative sections, photo-realistic perspective renderings, and digital models.

RELEVANT PROJECTS

New Clinton Area Elementary School Landscape Design – Prince George’s County, MD: Landscape architect responsible for preparation of natural resource inventory, forest conservation, and wetland delineation for replacement of the existing school facility. Landscape design included site plantings and extensive bioretention and other stormwater management facilities. The interior courtyard bioretention garden is also an educational resource and outdoor classroom opportunity.

Maryland-National Capital Park & Planning Commission (M-NCPPC) Historic Property Inventory – Prince George’s County, MD: Landscape Architect responsible for analyzing twenty-eight (28) historic Prince George’s County properties owned and managed by M-NCPPC. Assessments included Assessed each structure for grading, drainage, vegetation, vehicular circulation, pedestrian circulation, site light, and outdoor site features, among others. Summarized existing conditions and prepared a database for improvements, including priority projects and quantity takeoffs for cost estimating. The Level 1 Assessment Report aids in M-NCPPC decision making regarding planning, prioritization and funding.

M-NCPPC Central Avenue Connector Trail, Phase II – Prince George’s County, MD: Landscape Architect for Phase 2 of a new proposed hiker/biker trail system connecting WMATA Metro Stations from Capitol Heights to Largo Town Center in Prince George’s county, MD. The proposed trail system extends through multiple jurisdictions and required close coordination with Prince George’s County, City of Seat Pleasant, Town of Capitol Heights, and State Highway Administration. The project required trail design for both off-road settings and within the public ROW including two (2) pedestrian bridges. This recreational and commuter trail will maximize safe pedestrian access, improve connectivity to local transportation, and limit impacts on sensitive natural resources.

Police Services Complex – Landover, MD: Landscape Architect for landscape design and permitting services related to a low impact development retrofit project to treat parking lot runoff from existing untreated impervious areas via two (2) bioretention facilities with perforated underdrains and stabilized outfall area. A 2,700 SF area of asphalt was replaced with permeable pavers to help facilitate infiltration impervious runoff.

City of College Park Hollywood Dog Park – Prince George’s County, MD: Landscape Architect for the construction of a new neighborhood dog park for the City of College Park. Responsibilities environmental permitting, design and layout of dog park elements including surfacing, play pieces, drinking fountains, fencing, and planting.

M-NCPPC Brookside Gardens Entrance and Parking Renovations – Montgomery County: Landscape Designer responsible for design development and construction documents. The project is intended to enhance this entrance and make it the main gateway to the public garden. Project includes new parking lot garden, extensive bioretention, gatehouse, public art elements, composting toilet, plaza spaces, tree planting and new gardens. Renderings of the bioretention and overlook platform were completed on this project using Photoshop and a digital model.

Olde Towne Park Plaza – Gaithersburg, MD: Landscape Architect responsible for design development and construction documents. The project is intended to update the plaza and parking lot in the heart of the Gaithersburg Historic District. Project includes new parking lot garden, extensive bioretention, updated plaza, and interactive fountain. Renderings included a study model for proposed shade structures and sections through the site (taken from a digital model).

NIST Master Plan Improvements at Gaithersburg Campus (Building 101) – Montgomery County, MD: Landscape Architect responsible for construction documents of the courtyard improvements. Tasks include site plans, construction details, and product research and coordination. The design includes new accessible walkways, new seating areas, bioretention, outdoor office spaces, relocation of historic elements, new lighting, amphitheater space, decorative paving, and native garden spaces.





David Halpern. PE, LEED AP

Cost Estimator

Mr. Halpern has filled Project Engineer and Project Manager roles supporting the programming, design, and construction of facilities through turn-key including: project planning and design charrettes, programming (DD 1391 and PAX support), cost estimating (PC-COST, PACES, MCACES, MII), conceptual design, permitting, final design (plans, technical specifications), and construction support (submittal review and construction inspection and administration). Mr. Halpern has worked on a broad variety of projects and clients including military facilities, eco-restoration sites (civil works), National Park Service (NPS) projects, General Services Administration (GSA) projects, and airports and various civilian facilities. Mr. Halpern has completed over 50 cost estimates and programming documents for the construction of a broad range of military facilities (MILCON and BRAC), eco-restoration sites (civil works), federal facilities and parks, and airports and various civilian facilities. He is experienced in calculating local market conditions (material, labor & productivity levels, and equipment cost) throughout the North Atlantic Region and overseas.

Years of Experience:

18 years

Certifications:

LEED Accredited
Professional, June 2008
Professional Engineer
Licensure: New Jersey,
District of Columbia
Current TS Security
Clearance

Education:

B.S. Civil/Environmental
Engineering, Bucknell
University

Selected Project Experience:

- **National Institute of Health (NIH) Design and Construction Management Project Officer**, Bethesda, MD
- **DOS OBO Cost Saving and Containment Analysis**, Washington, DC
- **WHCA Civil Study, Joint Base Anacostia-Bolling**, Washington, DC
- **GSA, Potomac Hill Diplomatic Center Master Plan**, Washington, DC
- **Repair Storm Damage, National Park Service**, Ellis Island, NY
- **United States Military Academy, Cadet Chapel Renovation**, West Point, NY
- **USACE Kansas City, HTRW Studies & Environmental Remediation Service**, Kansas City, MI
- **Metro Entrance Facility (MEF) Pentagon Reservation Design-Build**, Arlington, VA
- **USACE MED, Energy Study for Contingency Facilities CENTOM AOR**, Various Locations
- **USACE Middle East District, Planning Charrette for CENTCOM Counter Narcotics Program In the Central Asian States**, Various Locations
- **USACE Baltimore, Defense Information School, Fort Meade**, Baltimore, MD
- **Green Grove Elementary School Estimation**, Neptune, NJ
- **Parsippany Elementary School Renovation**, Parsippany, NJ
- **New Residential Development Design & Construction**, Washington Township, NJ
- **Picatinny Arsenal New Pump Station**, Picatinny, NJ
- **Marine Construction Engineering/Estimating**, Jersey City, NJ

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: OTHER BUSINESS

Agenda Section: OTHER BUSINESS - 60 minutes (8:45 - 9:45 p.m.)

Subject:

Approval of Waiver of Property Tax Lien against Charlestowne North Apartments

Suggested Action:

Staff seeks Council's approval for a reduction and partial release of the property tax lien totaling \$40,705 filed against Charlestowne North Apartments. The lien reflects costs incurred by the City for court judgments and public works services related to refuse management and other issues before Freddie Mac took receivership of the property, now managed by Tarantino Property Management.

The lien was originally filed to recover City-incurred expenses due to the previous ownership's failure to meet maintenance and licensing obligations. While \$6,100 for snow removal services remains an unpaid debt, other expenses for snow removal and solid waste services have been paid by the new property management, Tarantino Property Management. The City's Planning & Community Development (P&CD) Department and Public Works (PW) dedicated significant time and resources to address these issues, including approximately 80 inspections. Although staff initially supported enforcing the entire lien, we recognize the benefit of reducing it by 50% to facilitate title transfer and encourage long-term property improvement under Freddie Mac's management.

This compromise reflects the City's goodwill and collaborative approach while ensuring that a substantial portion of the incurred costs is recovered.

Staff recommends a 50% reduction of the lien, amounting to \$20,352.50, to facilitate Freddie Mac's acquisition and management of the property. This reduction aims to balance the City's financial recovery efforts with cooperation to support the property's transition and improvements under new ownership.

Attachments:

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Bonita Anderson

Submitting Department: Planning

Item Type: OTHER BUSINESS

Agenda Section: OTHER BUSINESS - 60 minutes (8:45 - 9:45 p.m.)

Subject:

Draft FY 2025-2030 Maryland Consolidated Transportation Program (CTP)

Suggested Action:

Reference: Memorandum, R. Sigworth, 10/09/24

FY 2025-2030 Draft CTP Project Reference Sheets

Draft Letter, 10/14/24

City staff has reviewed the Draft FY 2025 – 2030 Draft Maryland Department of Transportation Consolidated Transportation Program (CTP). Staff also virtually attended the annual staff-level pre-tour meeting for Prince George's County on October 7, 2024, and will attend the County's tour meeting on October 24, 2024.

The Draft FY 2025-2030 CTP totals a \$18.9 billion six-year capital budget, which represents a \$1.3 billion decrease from the \$20.2 billion Final FY 2024-2029 CTP. This decrease reflects operating expenses that are growing faster than revenues, high inflation impacting operating and capital budgets, and depletion of significant amounts of federal funds as well as declining revenues from the motor fuel and titling taxes.

Staff recommends City Council transmit a letter to the Maryland Department of Transportation requesting that the MD 193 Greenbelt Improvement Project (referred to by the County as the MD 193 – University Boulevard project) be added to the CTP with funding allocated for planning and engineering. In addition, Staff recommends this letter request funding to complete the long-term feasibility study for Segments 1-4 of the Greenbelt East Trail (GET), as well as to implement the short-term, quick-build design outlined in MDOT SHA-Office of Highway Development's Shared Use Path Feasibility Study Report for Segment 2 of the GET.

Staff also recommends the letter restate the City's opposition to the Baltimore-Washington Superconducting MAGLEV Project and any alternatives in the I-270, Eisenhower Memorial Highway and I-495 Capital Beltway - Phase 1 South project that involve widening I-495. As in previous years the letter will address those projects and initiatives that the City supports: US 1/Baltimore Avenue reconstruction, zero emission buses and transit-related initiatives, and bicycle and pedestrian programs.

Attachments:

[24-0918_Draft CTP FY25-30 - Staff Memo_DRAFT_final.pdf](#)
[24-1013_Draft CTP FY25-30 - Council Letter_DRAFT_final.pdf](#)
[24-1009_Draft CTP FY25-30 - Project Pages.pdf](#)

CITY OF GREENBELT, MARYLAND

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

15 CRESCENT ROAD, SUITE 200, GREENBELT, MD 20770



MEMORANDUM

TO: City Council

FROM: Ryan Sigworth, AICP, Community Planner II

VIA: Terri Hruby, AICP, Director of Planning & Community Development

DATE: October 14, 2024

RE: Draft FY 2025-2030 Maryland Consolidated Transportation Program (CTP)

Background

The Maryland Department of Transportation (MDOT) has released its six-year Draft FY 2025-2030 Consolidated Transportation Program (CTP) which is Maryland's six-year capital budget for transportation projects. The Annual Tour meeting for Prince George's County is scheduled for October 24, 2024 at 1:30 PM at the County Administration Building. The Final CTP will be submitted to the Legislators in January for consideration during the 2025 General Assembly session.

The Draft FY 2025-2030 CTP continues to reflect fiscal constraint with a \$18.9 billion six-year capital budget, which represents a \$1.3 billion decrease from the \$20.2 billion Final FY 2024-2029 CTP. This decrease reflects operating expenses that are growing faster than revenues, high inflation impacting operating and capital budgets, and depletion of significant amounts of federal funds as well as declining revenues from the motor fuel and titling taxes.

The Draft CTP budgets over \$5.6 billion to MDOT State Highway Administration (SHA), down from just over \$10.6 billion in the Final FY 2024-2029 CTP. Of this amount, \$2.3 billion is Highway User Revenue Capital Grants funding, a \$5 million increase over last year's Final CTP. This Draft CTP proposes to invest \$6.7 billion to system preservation projects, a \$600 million decrease from last year's Final CTP.

Highlights from the FY 2025-2030 Draft CTP

Highlights from the Draft FY 2025-2030 CTP of interest to the City are below. Project information sheets from the Draft CTP on each project are attached.

- I-95/I-495 Capital Beltway [Full Interchange at Greenbelt Metro Station] (Page SHA-PG-1) – This project includes the construction of a full interchange along I-95/I-495 at the Greenbelt Metro Station. Now that the decision has been made to relocate the FBI to Greenbelt, this project has been added to the CTP's Development and Evaluation

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Program. The Draft FY 2025-2030 CTP allocates an estimated \$250 million through FY 2028 primarily for engineering and construction.

- US 1, Baltimore Avenue (Pages SHA-PG-8 & SHA-PG-20) – This project includes the reconstruction of US 1 from College Avenue to I-95, including pedestrian and bicycle facilities. Segment 1, College Avenue to MD 193, is nearly complete, and the Draft FY 2025-2030 CTP allocates an estimated \$3.5 million through FY 2026. Planning for Segments 2 and 3, MD 193 to I-95, has been completed but the CTP does not allocate funding to move this project forward to engineering.
- I-270, Eisenhower Memorial Highway and I-495 Capital Beltway – Phase 1 South (Page SHA-SW-10) – This project includes improvements outlined in the Federal Highway Administration's Record of Decision for the I-495 and I-270 Managed Lanes Study. Preliminary engineering is underway, work continues to secure grant funding, and analysis of the state of repair on the American Legion Bridge. The Draft FY 2025-2030 CTP allocates an additional \$1.0 million in planning funding to support project development coordination activities. The draft 2025-2030 CTP allocates nearly \$85.5 million for planning, engineering, and right-of-way for Phase 1 South and \$25.5 million, down from \$50.5 million, for planning and engineering for Phase 1 North (Page SHA-SW-11).
- Purple Line (Page MTA--39) – The Purple Line is a 16-mile light rail line that will extend from Bethesda in Montgomery County to New Carrollton in Prince George's County. The project has experienced significant delays. In April 2022 the Board of Public Works approved a new design-build agreement, and in July 2023, the Board approved an additional amendment to the completion date of the in public-private partnership (P3) agreement. The Draft 2025-2030 CTP budget for the project decreased by \$17.5 million over last year to an estimated \$693 million due to the breakout of the availability of payments and an increase to fund the full-scale construction of the project.
- Prince George's County Local Bus Program (Page MTA--45) – This programmed funding includes bus replacements as well as capital improvements to bus facilities. In the Draft 2025-2030 CTP the estimated project has remained largely unchanged with an estimated six-year total of \$34.7 million.
- Zero Emission Bus Pilots & Zero Emission Bus Infrastructure and Program Management (Pages MTA--28 & MTA--30) – Maryland's Zero Emission Bus Act and Greenhouse Gas Emissions Reduction Act requires MTA to transition to zero emission buses. In the draft 2025-2030 CTP the funding allocation for the Zero Emission Bus Infrastructure and Program Management project was decreased by \$118.3 million because the project to retrofit the Kirk and Northwest bus divisions, Fuel Cell Electric Buses and Hydrogen Infrastructure, and the Bus Depot Electrification Program Phase 1 were deferred due to market considerations and fiscal constraints. The Zero Emission Bus project allocation was decreased \$331.9 million due to fiscal constraints. MTA will purchase 40 Battery Electric Buses (BEB) and 97 Hybrid buses. Then, MTA will purchase less expensive clean diesel buses going forward to maintain its fleet due to market considerations and fiscal constraints.
- Bicycle and Pedestrian Related Projects & Transportation Alternatives Program (Pages BP-1, BP-9 & SHA-PG-22) – MDOT has various funding programs for bicycle and pedestrian programs. Program funds are used for both design and construction. The total amount of funding provided in the Draft FY 2025-2030 CTP for pedestrian and bicycle programs is \$371.9 million, compared to nearly \$489 million in the previous CTP. Several programs are administered as competitive grant programs, including the Transportation Alternatives

Program (TAP), from which the City received \$1.5 million for the Greenbelt Station/WMATA Hiker-Biker Trail, and the Kim Lamphier Bikeways Network Program, from which the City received \$320,000 for the Hanover Parkway Bicycle Project (the latter is not reflected in this draft).

- Baltimore-Washington Superconducting MAGLEV Project (Page TSO-8) – This project proposes the construction of an SCMAGLEV train system between Baltimore and Washington, DC. As City Council is aware, a Draft Environmental Impact Statement (DEIS) was released on January 15, 2021. On August 25, 2021, the Federal Railroad Administration (FRA) advised that the NEPA process was paused to “review project elements to determine the next steps.” In December 2023, Northeast Maglev, the private company leading the project, withdrew its application for a water-quality certification from the Maryland Department of the Environment (MDE) after MDE indicated it was preparing to reject the request. The Draft CTP does not show any significant change from the FY 2025-2030 CTP and does not allocate funding to move this project forward.

Recommendation

Staff recommends City Council transmit a letter to the Maryland Department of Transportation requesting that the MD 193 Greenbelt Road Streetscape Improvement project (referred to by the County as the MD 193 – University Boulevard project) be added to the CTP with funding allocated for planning and engineering. In addition, staff recommends the letter request that funding be programmed to complete the long-term feasibility study for Segments 1-4 of the Greenbelt East Trail (GET), as well as to implement the short-term, quick-build design outlined in MDOT SHA-Office of Highway Development's *Shared Use Path Feasibility Study Report for Segment 2 of the GET*. Staff also recommends the letter restate the City's opposition to the *Baltimore-Washington Superconducting MAGLEV Project* and any alternatives in the *I-270, Eisenhower Memorial Highway and I-495 Capital Beltway – Phase 1 South* project that involve widening I-495. As in previous years, the letter will address those projects and initiatives that the City supports, including US 1/Baltimore Avenue reconstruction, zero emission buses and transit-related initiatives, and bicycle and pedestrian programs.

October 14, 2024

Mr. Paul J. Wiedefeld
Maryland Department of Transportation
7201 Corporate Center
Hanover, MD 21076

RE: Draft FY 2025-2030 Consolidated Transportation Program (CTP)

Dear Secretary Wiedefeld:

The Greenbelt City Council has had the opportunity to review the State's Draft Consolidated Transportation Program (CTP) for fiscal years 2025-2030. The City Council offers the following comments:

The City supports the vision, goals and priorities of the Maryland Transportation Plan, particularly those with emphasis on safety, capacity improvements, sustainability and zero emissions, economic development, public transit and transit-oriented development, equity, and pedestrian and bicycle travel.

The City would like to reiterate its appreciation for the inclusion of engineering funding for a full interchange at the Greenbelt Metro Station and the State's support for attracting the FBI Headquarters to Prince George's County.

However, the City continues to be disappointed that the MD 193 – Greenbelt Road Streetscape Improvement project (referred to by the County as the MD 193 – University Boulevard project), which was placed on hold in 2002, remains excluded from the CTP over a decade later, despite being a high-priority project for Prince George's County. Greenbelt Road is a major east-west corridor that connects three (3) jurisdictions: the City of Greenbelt, the City of College Park, and the Town of Berwyn Heights. While being a critical local and regional corridor, Greenbelt Road largely only accommodates motorists. The City, along with its neighboring municipalities, has engaged, and continues to engage, in planning activities to identify how this critical roadway can be improved to include streetscape improvements and pedestrian and bicycle improvements. The City requests that this very important project for the State, County, and local communities be added to the CTP and funding allocated to planning and engineering.

The City's also requests the following projects be added to the FY 2025-2030 CTP:

- The City requests that funding be programmed to complete the long-term feasibility study for **Segments 1-4 of the Greenbelt East Trail (GET)**, as well as to implement the short-term, quick-build design outlined in MDOT SHA-Office of Highway Development's *Shared Use Path Feasibility Study Report for Segment 2 of the GET*.

- The City urges that funding be programmed for engineering and construction for **Segments 2 and 3 of the US 1, Baltimore Avenue** project from MD 193 to I-95.

In addition, the City strongly **opposes**:

- The **Baltimore-Washington Superconducting Maglev Project (SCMAGLEV)**. The City has and continues to strongly oppose the SCMAGLEV. The impacts this project will have on the natural, socioeconomic, cultural, and built environment are unacceptable and are in direct conflict with the stated goals of the Maryland Department of Transportation. This project should be removed from the CTP in its entirety.
- The **I-270 Eisenhower Memorial Highway and I-495 Capital Beltway – Phase 1 South** project. The City would like to restate its strong opposition to any alternatives in the project that involve widening I-495. Widening the highway will do little to address the region's congestion, but will have high environmental, human, and financial costs.
- The City strongly opposed the \$117 million reduction in funding of **Bicycle and Pedestrian Related Projects and the Transportation Alternatives Program**. The projects these programs fund are important to local governments to improve safety, access, and equity within local communities.

The City remains fully supportive of the following projects:

- The State's continued support for the construction of the **Purple Line** and investment in the **WMATA Metrorail System**. The City notes that additional mitigations are needed during construction on roads like East-West Highway so that people travelling by foot, by bike, via transit, and in cars may do so safely.
- The State's continued support for **Zero Emission Buses** and related infrastructure. However, the State should not be utilizing funding allotted for zero emission buses to buy clean diesel buses because it conflicts with the goals of the program. Funding for this program should be reinstated as soon as budget constraints allow to fulfill the goals of the project to the purchase of zero emission buses only.
- Maintained funding in this Draft CTP for the **Prince George's County Local Bus Program**. The City would also like to see additional opportunities for **Locally Operated Transit Systems (LOTS)** to enhance transit services with grant funding focused on developing microtransit.
- The allocation of funding to **Bicycle and Pedestrian Related Projects**. The City is greatly concerned about the \$117 million reduction in funding in the draft FY 2025-2030 CTP. The City shares both the State's and Prince George's County's concern for pedestrian and bicycle safety and strongly urges that previous funding levels be reestablished to support the safety, access, and equity goals of local governments.

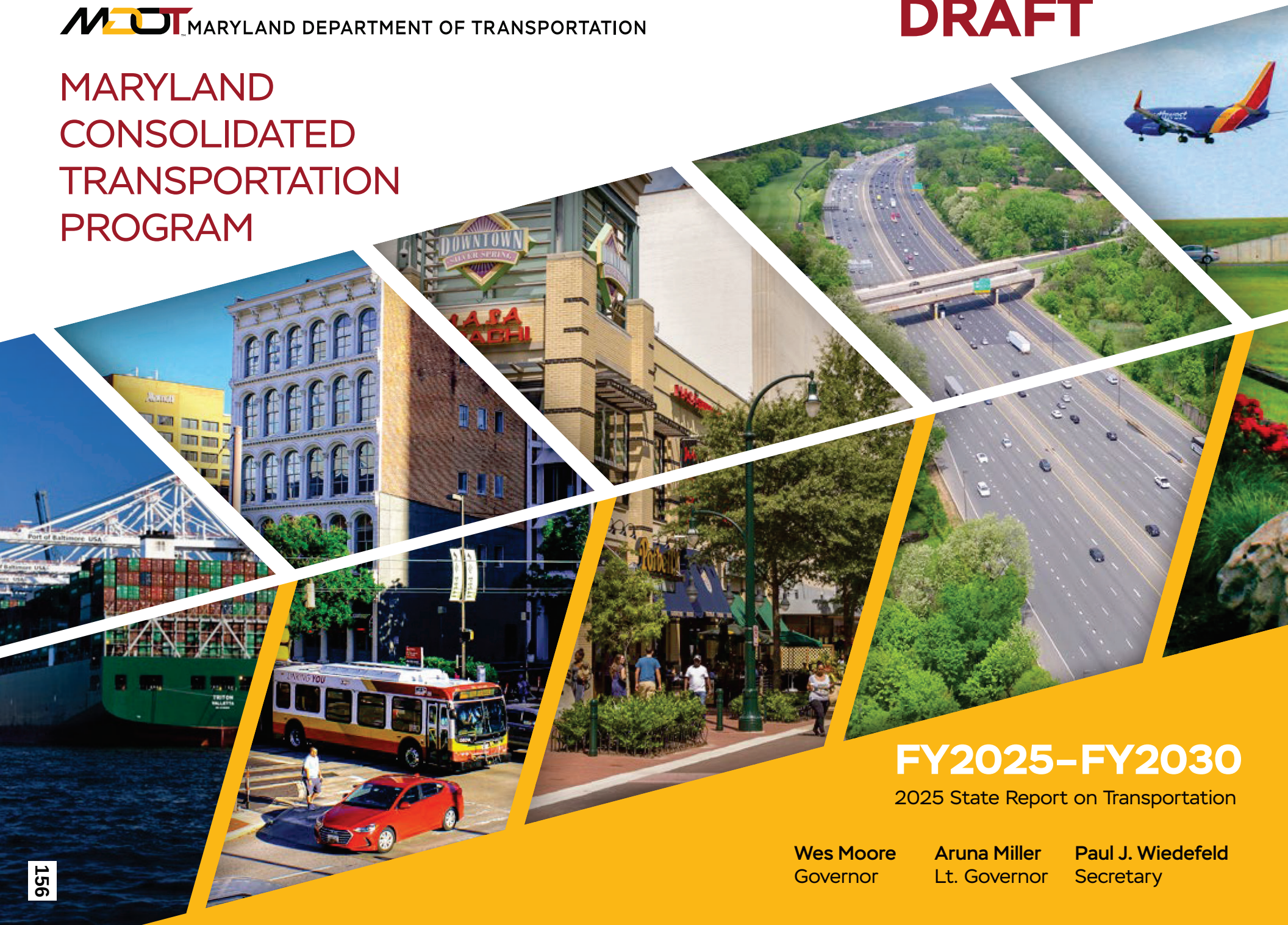
Thank you for the opportunity to review and comment on the CTP. If you have any questions, please contact Ryan Sigworth, Community Planner II, at (240) 542-2042 or at rsigworth@greenbeltmd.gov.

Sincerely,

Emmett V. Jordan
Mayor

Cc: City Council
Senator Alonzo T. Washington
Delegate Anne Healey
Delegate Ashanti Martinez
Delegate Nicole Williams
County Councilmember Ingrid S. Watson
Four Cities Coalition
Victor Weissberg, Prince George's County DPW&T
Josué Salmerón, City Manager
Terri Hruby, Director of Planning and Community Development
Jaime Fearer, Assistant Director of Planning
Advisory Planning Board

MARYLAND CONSOLIDATED TRANSPORTATION PROGRAM



FY2025–FY2030

2025 State Report on Transportation

Wes Moore
Governor

Aruna Miller
Lt. Governor

Paul J. Wiedefeld
Secretary



PROJECT: Highway User Revenue

DESCRIPTION: Highway User Revenue (HUR) capital grants are funds that are distributed from the Transportation Trust Fund to Baltimore City, counties and municipalities to provide funding for local transportation projects. The calculation of funding is based on certain transportation revenues and allocated based on formulas established in law. Grant amounts shown are based on revenue estimates. Actual grant amounts depend on actual revenue attainment.

PURPOSE & NEED SUMMARY STATEMENT: HUR grants provide critical investments for the repair, maintenance, and replacement of transportation facilities in local jurisdictions.

SMART GROWTH STATUS: ☒ Project Not Location Specific ☐ Not Subject to PFA Law

☐ Project Inside PFA ☐ Grandfathered
☐ Project Outside PFA ☐ Exception Will Be Required
☐ PFA Status Yet to Be Determined ☐ Exception Granted

STATUS: Funding ongoing.

SIGNIFICANT CHANGE FROM FY 2024 - 29 CTP: Funding increased by \$172 million to restore enhanced funding levels to local jurisdictions in FY 2026 and 2027, as well as add funding in FY 2030.

POTENTIAL FUNDING SOURCE:

☒ SPECIAL ☐ FEDERAL ☐ GENERAL ☐ OTHER

PHASE	TOTAL ESTIMATED COST (\$000)	EXPENDED THRU 2024	EXPENDED IN 2024	CURRENT YEAR 2025	BUDGET YEAR 2026	PROJECTED CASH REQUIREMENTS FOR PLANNING PURPOSES ONLY				SIX YEAR TOTAL	BALANCE TO COMPLETE
						...2027...	...2028...	...2029...	...2030...		
Planning	0	0	0	0	0	0	0	0	0	0	0
Engineering	0	0	0	0	0	0	0	0	0	0	0
Right-of-way	0	0	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	3,713,812	1,389,355	332,459	389,239	436,460	445,060	345,622	351,892	356,184	2,324,457	0
Total	3,713,812	1,389,355	332,459	389,239	436,460	445,060	345,622	351,892	356,184	2,324,457	0
Federal-Aid	0	0	0	0	0	0	0	0	0	0	0
Special	3,713,812	1,389,355	332,459	389,239	436,460	445,060	345,622	351,892	356,184	2,324,457	0
Other	0	0	0	0	0	0	0	0	0	0	0

Classification:

STATE - N/A

FEDERAL - N/A

STATE SYSTEM: N/A

Estimated Annual Average Daily Traffic (vehicles per day)

CURRENT N/A
(2024)

PROJECTED N/A
(2044)

PROJECTS REMOVED FROM THE D&E OR CONSTRUCTION PROGRAMS

PROJECT DESCRIPTION

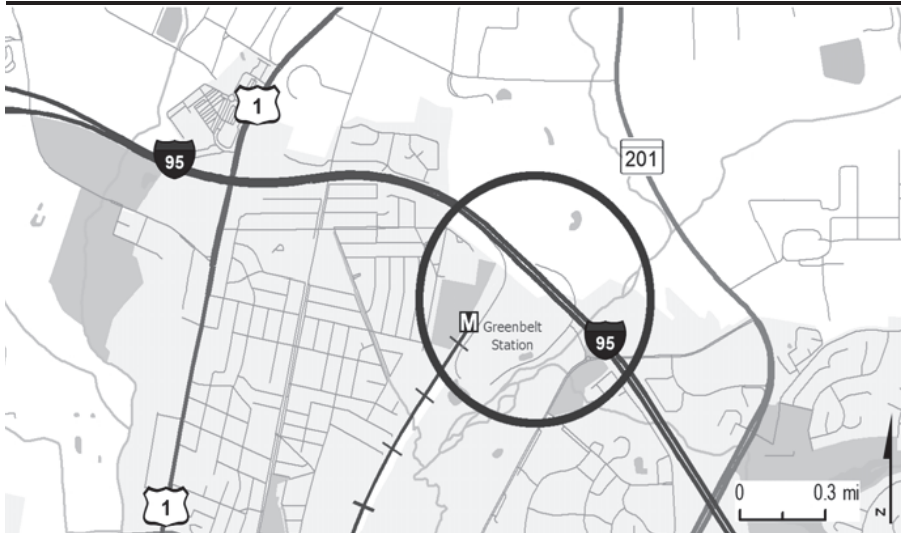
JUSTIFICATION

Removed from D&E Program

Maryland Transportation Authority

MD 695 Francis Scott Key Bridge - FSK Deck Replacement

Due to the collapse of the Francis Scott Key Bridge, a deck replacement is no longer needed as the bridge will be built anew.

**STATE GOALS : Maryland Transportation Plan (MTP) Goals/Selection Criteria:**

- ☒ Enhance Safety and Security
 ☒ Serve Communities and Support the Economy
☒ Deliver System Quality
 ☐ Promote Environmental Stewardship

EXPLANATION: The interchange will improve traffic operations on mainline I-95/ I-495 and improve access to the Greenbelt Metro Station and support the relocation of the FBI Headquarters.

PROJECT: I-95/I-495, Capital Beltway

DESCRIPTION: Construct a full interchange along I-95/I-495 at Greenbelt Metro Station and coordination with WMATA, Prince George's County, Greenbelt, and other stakeholder agencies to support FBI headquarters relocation and transit-oriented development.

PURPOSE & NEED SUMMARY STATEMENT: The interchange will improve traffic operations on mainline I-95/ I-495 and improve access to the Greenbelt Metro Station. The project is needed to accommodate the relocation of the FBI headquarters at this site.

SMART GROWTH STATUS: ☐ Project Not Location Specific ☐ Not Subject to PFA Law

- ☒ Project Inside PFA
 ☐ Project Outside PFA
 ☐ PFA Status Yet to Be Determined
- ☐ Grandfathered
☐ Exception Will Be Required
☐ Exception Granted

STATUS: Engineering underway. Cashflows shown are based on order of magnitude estimates and will be refined with further scope development.

SIGNIFICANT CHANGE FROM FY 2024 - 29 CTP: None.

POTENTIAL FUNDING SOURCE:

☒ SPECIAL
 ☒ FEDERAL
 ☐ GENERAL
 ☒ OTHER

PHASE	TOTAL		EXPENDED IN 2024	CURRENT YEAR 2025	BUDGET YEAR 2026	PROJECTED CASH REQUIREMENTS FOR PLANNING PURPOSES ONLY				SIX YEAR TOTAL	BALANCE TO COMPLETE
	ESTIMATED COST (\$000)	EXPENDED THRU 2024				...2027...	...2028...	...2029...	...2030...		
Planning	1,561	1,561	0	0	0	0	0	0	0	0	0
Engineering	21,444	11,444	500	2,000	4,000	4,000	0	0	0	10,000	0
Right-of-way	5,129	129	0	0	2,500	2,500	0	0	0	5,000	0
Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	235,824	824	0	0	25,000	105,000	105,000	0	0	235,000	0
Total	263,959	13,959	500	2,000	31,500	111,500	105,000	0	0	250,000	0
Federal-Aid	51,426	1,426	0	2,000	8,000	15,000	25,000	0	0	50,000	0
Special	12,533	12,533	500	0	0	0	0	0	0	0	0
Other	200,000	0	0	0	23,500	96,500	80,000	0	0	200,000	0

Classification:

STATE - Principal Arterial

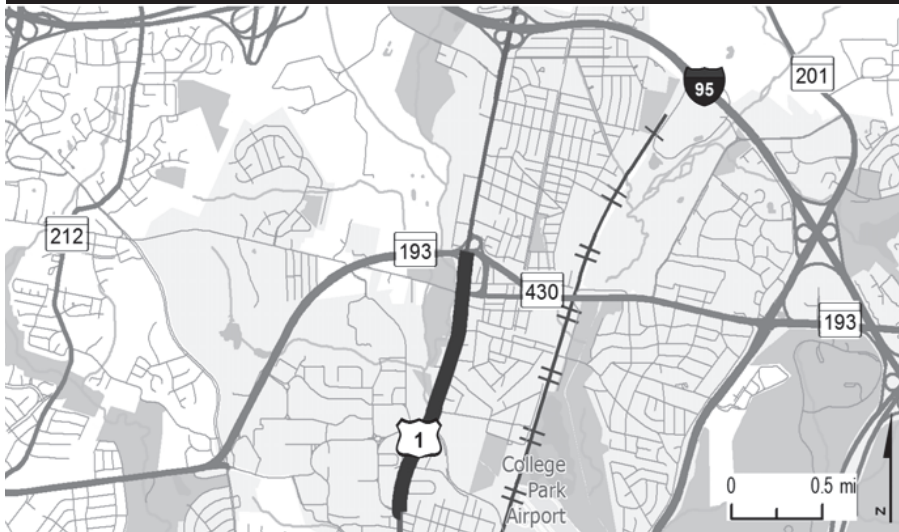
FEDERAL - Interstate

STATE SYSTEM: Primary

Estimated Annual Average Daily Traffic (vehicles per day)

CURRENT 215,600
(2024)

PROJECTED 245,000
(2044)



PROJECT: US 1, Baltimore Avenue

DESCRIPTION: Reconstruct US 1 from College Avenue to MD 193 (Segment 1). Project includes bicycle and pedestrian improvements (1.5 miles).

PURPOSE & NEED SUMMARY STATEMENT: There are significant mobility needs along this segment of US 1. This project will improve traffic operations, pedestrian circulation and safety. This project will also accommodate planned revitalization within College Park.

STATE GOALS : Maryland Transportation Plan (MTP) Goals/Selection Criteria:

- | | |
|---|---|
| ☒ Enhance Safety and Security | ☒ Serve Communities and Support the Economy |
| ☒ Deliver System Quality | ☐ Promote Environmental Stewardship |

EXPLANATION: This project will improve traffic operations while enhancing bicycle and pedestrian mobility and safety.

SMART GROWTH STATUS: ☐ Project Not Location Specific ☐ Not Subject to PFA Law

- | | |
|--|---|
| ☒ Project Inside PFA | ☐ Grandfathered |
| ☐ Project Outside PFA | ☐ Exception Will Be Required |
| ☐ PFA Status Yet to Be Determined | ☐ Exception Granted |

STATUS: Open to service.

SIGNIFICANT CHANGE FROM FY 2024 - 29 CTP: None.

POTENTIAL FUNDING SOURCE:

☒ SPECIAL ☒ FEDERAL ☐ GENERAL ☒ OTHER

PHASE	TOTAL		EXPENDED IN 2024	CURRENT YEAR 2025	BUDGET YEAR 2026	PROJECTED CASH REQUIREMENTS FOR PLANNING PURPOSES ONLY				SIX YEAR TOTAL	BALANCE TO COMPLETE
	ESTIMATED COST (\$000)	EXPENDED THRU 2024				...2027...	...2028...	...2029...	...2030...		
Planning	0	0	0	0	0	0	0	0	0	0	0
Engineering	9,647	9,647	0	0	0	0	0	0	0	0	0
Right-of-way	7,663	7,133	900	530	0	0	0	0	0	530	0
Utilities	4,021	1,010	602	2,409	602	0	0	0	0	3,011	0
Construction	35,559	35,559	7,031	0	0	0	0	0	0	0	0
Total	56,890	53,349	8,533	2,939	602	0	0	0	0	3,541	0
Federal-Aid	42,192	39,281	7,547	2,329	582	0	0	0	0	2,911	0
Special	11,441	10,811	986	610	20	0	0	0	0	630	0
Other	3,257	3,257	0	0	0	0	0	0	0	0	0

Classification:

STATE - Intermediate Arterial

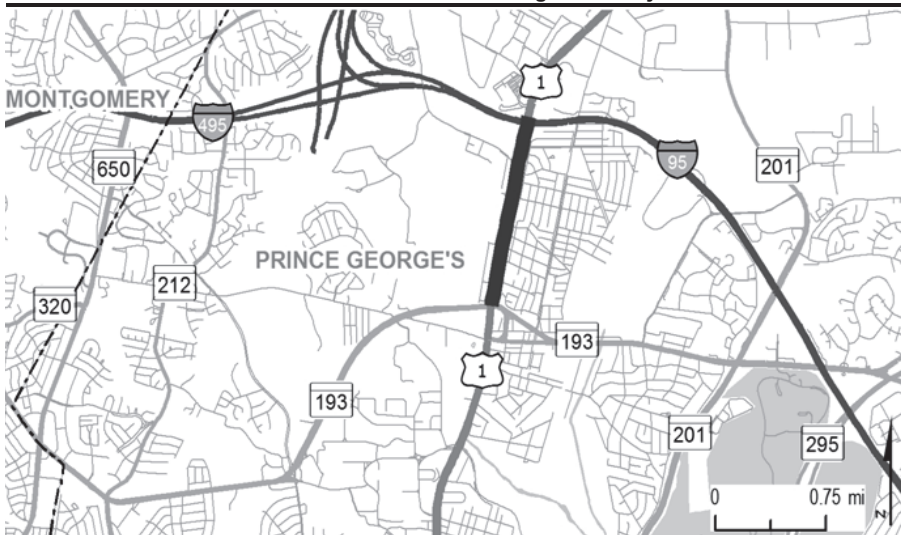
FEDERAL - Other Principal Arterial

STATE SYSTEM: Secondary

Estimated Annual Average Daily Traffic (vehicles per day)

CURRENT 36,000
(2024)

PROJECTED 40,100
(2044)



PROJECT: US 1, Baltimore Avenue

DESCRIPTION: Reconstruct US 1 from MD 193 to I-95 (Capital Beltway) This is Segments 2 and 3 (1.1 miles) of a 3-segment project to upgrade US 1 from College Avenue to I-95/I-495. Bicycle and pedestrian facilities will be included.

PURPOSE & NEED SUMMARY STATEMENT: There are significant mobility needs along this segment of US 1. This project would improve traffic operations, pedestrian circulation, safety, and accommodate planned revitalization within College Park.

SMART GROWTH STATUS: ☐ Project Not Location Specific ☐ Not Subject to PFA Law

☒ Project Inside PFA ☐ Grandfathered
☐ Project Outside PFA ☐ Exception Will Be Required
☐ PFA Status Yet to Be Determined ☐ Exception Granted

STATUS: Planning complete. Project on hold. Segment 1 is open to service. (Prince George's County Line 8).

SIGNIFICANT CHANGE FROM FY 2024 - 29 CTP: None.

POTENTIAL FUNDING SOURCE:

☒ SPECIAL ☐ FEDERAL ☐ GENERAL ☒ OTHER

PHASE	TOTAL					PROJECTED CASH REQUIREMENTS				SIX YEAR TOTAL	BALANCE TO COMPLETE
	ESTIMATED	EXPENDED	EXPENDED	CURRENT	BUDGET	FOR PLANNING PURPOSES ONLY					
	COST	THRU	IN	YEAR	YEAR	...	...	...	...		
	(\$000)	2024	2024	2025	2026	...2027...	...2028...	...2029...	...2030...		
Planning	1,387	1,387	0	0	0	0	0	0	0	0	0
Engineering	0	0	0	0	0	0	0	0	0	0	0
Right-of-way	0	0	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Total	1,387	1,387	0	0	0	0	0	0	0	0	0
Federal-Aid	0	0	0	0	0	0	0	0	0	0	0
Special	1,293	1,293	0	0	0	0	0	0	0	0	0
Other	94	94	0	0	0	0	0	0	0	0	0

Classification:

STATE - Intermediate Arterial

FEDERAL - Other Principal Arterial

STATE SYSTEM: Secondary

Estimated Annual Average Daily Traffic (vehicles per day)

CURRENT 45,500
(2024)

PROJECTED 50,300
(2044)



PROJECT: I-270, Eisenhower Memorial Highway and I-495 Capital Beltway - Phase 1 South

DESCRIPTION: This project will replace the American Legion Bridge and other bridges in the corridor to today's standards, provide three miles of accessible sidewalks, three miles of accessible shared use paths, and two miles of bike lanes, provide new ramp connections to support interstate transit, provide nine miles of new and extended sound barriers and reconstruct 5 miles of existing sound barriers, rehabilitate existing general-purpose lanes, ramps, and side roads, upgrade seven interchanges, and provide high-occupancy toll lanes to support carpooling and transit. This is a Project Labor Agreement candidate project.

PURPOSE & NEED SUMMARY STATEMENT: This project represents the first step in creating a new multimodal future for the corridor by enabling more reliable and more frequent transit operations and transportation management demand practices. It will also address state of good repair, including the American Legion Bridge, improve access to jobs, improve bicycle and pedestrian access, and enhance safety in the corridor by reducing the extent and duration of congestion.

SMART GROWTH STATUS: ☐ Project Not Location Specific ☐ Not Subject to PFA Law

☒ Project Inside PFA ☐ Grandfathered
☐ Project Outside PFA ☐ Exception Will Be Required
☐ PFA Status Yet to Be Determined ☐ Exception Granted

STATUS: Preliminary engineering underway. Work is continuing to secure grant funding for the project and to analyze state of good repair needs and timeline for the American Legion Bridge. Project cashflows related to developing procurement documents for construction have been delayed as construction funding has not been secured.

SIGNIFICANT CHANGE FROM FY 2024 - 29 CTP: \$1.0 million in Planning funding has been added to support project development coordination activities with Montgomery County's Bus Rapid Transit corridors initiative.

POTENTIAL FUNDING SOURCE:

☒ SPECIAL ☒ FEDERAL ☐ GENERAL ☐ OTHER

PHASE	TOTAL		EXPENDED IN 2024	CURRENT YEAR 2025	BUDGET YEAR 2026	PROJECTED CASH REQUIREMENTS FOR PLANNING PURPOSES ONLY				SIX YEAR TOTAL	BALANCE TO COMPLETE
	ESTIMATED COST (\$000)	EXPENDED THRU 2024				...2027...	...2028...	...2029...	...2030...		
Planning	62,010	61,010	733	500	500	0	0	0	0	1,000	0
Engineering	132,000	55,000	23,038	11,000	2,000	2,000	25,000	25,000	12,000	77,000	0
Right-of-way	7,000	0	0	0	0	0	1,000	6,000	0	7,000	0
Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	407	0	0	407	0	0	0	0	0	407	0
Total	201,417	116,010	23,771	11,907	2,500	2,000	26,000	31,000	12,000	85,407	0
Federal-Aid	98,332	21,795	13,771	10,837	1,800	1,800	23,400	27,900	10,800	76,537	0
Special	103,085	94,215	10,000	1,070	700	200	2,600	3,100	1,200	8,870	0
Other	0	0	0	0	0	0	0	0	0	0	0

Classification:

STATE - Principal Arterial

FEDERAL - Interstate

STATE SYSTEM: Primary

Estimated Annual Average Daily Traffic (vehicles per day)

CURRENT N/A
(2024)

PROJECTED N/A
(2044)

**PROJECT:** Purple Line

DESCRIPTION: The Purple Line is a 16-mile double track light rail line that will operate between Bethesda in Montgomery County and New Carrollton in Prince George's County. The Bethesda to Silver Spring segment will include a parallel hiker/biker trail. The line will include direct connections to Metrorail in four locations, all three MARC Train lines, and Amtrak. The project includes track, stations, railcars, and two operation and maintenance facilities. The project is being delivered as a public-private partnership for the design, construction, financing, operation, and maintenance of the facility.

PURPOSE & NEED SUMMARY STATEMENT: The Purple Line will provide faster, more reliable transportation between residential and major employment areas. It will enhance access to existing radial Metrorail lines, increase capacity of congested roadways, support economic development consistent with local master plans, and reduce environmental impacts.

STATE GOALS : Maryland Transportation Plan (MTP) Goals/Selection Criteria:

☐ Enhance Safety and Security
☒ Deliver System Quality

☒ Serve Communities and Support the Economy
☒ Promote Environmental Stewardship

EXPLANATION: The Purple Line will serve a corridor that currently lacks rail transit service and includes important commercial, institutional, and residential communities. Electrically powered trains will reduce air pollution and greenhouse gas emissions associated with cars and buses. Transit travel times in corridor will be reduced.

SMART GROWTH STATUS:

☒ Project Inside PFA
☐ Project Outside PFA
☐ PFA Status Yet to Be Determined

☐ Project Not Location Specific

☐ Not Subject to PFA Law

☐ Grandfathered

☐ Exception Will Be Required

☐ Exception Granted

STATUS: The Board of Public Works approved Amendment 7 in March 2024 to extend the revenue service availability date to Winter 2027. Major construction will continue through FY 24 and FY 25. Local testing and operator training will begin in FY 25. Delivery of Light Rail Vehicles (LRVs) is underway and all 28 LRVs are scheduled to be delivered by the end of FY 25.

SIGNIFICANT CHANGE FROM FY 2024 - 29 CTP:

Project funding allocation had a net decrease of \$17.5M due to the breakout of the availability payments (Line 40) and an increase to fund the full-scale construction of the project.

USAGE: Daily ridership estimated at 72,000 in 2040.

POTENTIAL FUNDING SOURCE:											
TOTAL											
PHASE	ESTIMATED COST (\$000)	EXPENDED THRU CLOSE YEAR	PREVIOUS YEAR 2024	CURRENT YEAR 2025	BUDGET YEAR 2026	PLANNING FOR PLANNING PURPOSES ONLY				SIX YEAR TOTAL	BALANCE TO COMPLETE
						...2027...	...2028...	...2029...	...2030...		
Planning	47,371	47,371	0	0	0	0	0	0	0	0	0
Engineering	512,535	440,735	37,179	30,600	30,400	10,800	0	0	0	71,800	0
Right-of-way	303,035	292,752	20,576	10,283	0	0	0	0	0	10,283	0
Utility	674	674	161	0	0	0	0	0	0	0	0
Construction	2,411,425	1,800,704	145,044	152,363	110,333	263,025	85,000	0	0	610,721	0
Total	3,275,039	2,582,235	202,960	193,246	140,733	273,825	85,000	0	0	692,804	0
Federal-Aid	1,052,091	1,038,669	43,139	13,422	0	0	0	0	0	13,422	0
Special	2,071,548	1,392,166	159,820	179,824	140,733	273,825	85,000	0	0	679,382	0
Other	151,400	151,400	0	0	0	0	0	0	0	0	0



PROJECT: Prince George's County Local Bus Program

DESCRIPTION: Funding for bus replacements as well as capital improvements to bus facilities.

PURPOSE & NEED SUMMARY STATEMENT: These investments will make The Bus system more reliable and convenient while improving passenger access to the Metrorail system.

STATE GOALS : Maryland Transportation Plan (MTP) Goals/Selection Criteria:

- ☒ Enhance Safety and Security
☒ Deliver System Quality

- ☒ Serve Communities and Support the Economy
☒ Promote Environmental Stewardship

SMART GROWTH STATUS:

- ☐ Project Inside PFA
☐ Project Outside PFA
☐ PFA Status Yet to Be Determined

- ☒ Project Not Location Specific ☐ Not Subject to PFA Law

- ☐ Grandfathered
☐ Exception Will Be Required
☐ Exception Granted

EXPLANATION: Replacement buses will reduce emissions, fuel consumption, and noise levels while providing service to communities in need.

STATUS: Project funding will support annual bus replacements and improvements to bus stops throughout the Prince George's County.

POTENTIAL FUNDING SOURCE:											
TOTAL											
PHASE	ESTIMATED COST (\$000)	EXPENDED THRU CLOSE YEAR	PREVIOUS YEAR 2024	CURRENT YEAR 2025	BUDGET YEAR 2026	PLANNING FOR PLANNING PURPOSES ONLY				SIX YEAR TOTAL	BALANCE TO COMPLETE
						...2027...	...2028...	...2029...	...2030...		
Planning	0	0	0	0	0	0	0	0	0	0	0
Engineering	1,346	1,002	474	126	217	0	0	0	0	343	0
Right-of-way	0	0	0	0	0	0	0	0	0	0	0
Utility	0	0	0	0	0	0	0	0	0	0	0
Construction	48,774	14,398	1,675	4,413	6,563	9,500	6,700	6,700	500	34,376	0
Total	50,119	15,400	2,149	4,539	6,780	9,500	6,700	6,700	500	34,719	0
Federal-Aid	42,111	7,841	896	4,439	6,705	9,425	6,650	6,650	400	34,269	0
Special	8,008	7,558	1,253	100	75	75	50	50	100	450	0
Other	0	0	0	0	0	0	0	0	0	0	0

SIGNIFICANT CHANGE FROM FY 2024 - 29 CTP:
None.

USAGE:



PROJECT: Zero Emission Bus Infrastructure and Program Management

DESCRIPTION: Plan, design, and construct the infrastructure to support zero emission buses and management of the agency's transition to zero emission buses. Kirk and Northwest bus operations and maintenance facilities will be outfitted to support zero emission fleets.

PURPOSE & NEED SUMMARY STATEMENT: In accordance with the Maryland Zero Emission Bus Act, MTA is transitioning its bus fleet to zero emissions vehicles. This aligns with the Central Maryland Regional Transit Plan and Maryland Greenhouse Gas Reduction Act Plan goals. Utility upgrades and charging infrastructure are needed as part of the fleet transition.

STATE GOALS : Maryland Transportation Plan (MTP) Goals/Selection Criteria:

☒ Enhance Safety and Security
☒ Deliver System Quality

☒ Serve Communities and Support the Economy
☒ Promote Environmental Stewardship

EXPLANATION: Projects will accomplish goals and objectives created by Maryland Greenhouse Reduction Act and Regional Transit Plan to transition MTA's fleet to zero emission buses.

SMART GROWTH STATUS:

☐ Project Inside PFA
☐ Project Outside PFA
☐ PFA Status Yet to Be Determined

☒ Project Not Location Specific ☐ Not Subject to PFA Law

☐ Grandfathered
☐ Exception Will Be Required
☐ Exception Granted

STATUS: Construction for the retrofitting of Kirk and Northwest bus divisions, the Fuel Cell Electric Buses and Hydrogen Infrastructure, and the Bus Depot Electrification Program Phase I for charging equipment and systems for approximately 200 battery electric buses were deferred.

SIGNIFICANT CHANGE FROM FY 2024 - 29 CTP:

Project funding allocation decreased by \$118.3M as the project was deferred due to market considerations and fiscal constraints.

USAGE:

Core Bus annual ridership in FY 24 exceeded 47.9 million.

POTENTIAL FUNDING SOURCE:											
			☒ SPECIAL			☒ FEDERAL		☐ GENERAL		☐ OTHER	
PHASE	TOTAL ESTIMATED COST (\$000)	EXPENDED THRU CLOSE YEAR	PREVIOUS YEAR 2024	CURRENT YEAR 2025	BUDGET YEAR 2026	PLANNING FOR PLANNING PURPOSES ONLY				SIX YEAR TOTAL	BALANCE TO COMPLETE
						...2027...	...2028...	...2029...	...2030...		
Planning	7,368	5,906	2,078	1,400	21	41	0	0	0	1,462	0
Engineering	5,265	5,265	1,218	0	0	0	0	0	0	0	0
Right-of-way	0	0	0	0	0	0	0	0	0	0	0
Utility	0	0	0	0	0	0	0	0	0	0	0
Construction	444	444	444	0	0	0	0	0	0	0	0
Total	13,076	11,614	3,740	1,400	21	41	0	0	0	1,462	0
Federal-Aid	3,330	2,466	1,363	832	0	33	0	0	0	865	0
Special	9,746	9,149	2,377	568	21	8	0	0	0	598	0
Other	0	0	0	0	0	0	0	0	0	0	0

1757, 2020, 2166, 2136



DESCRIPTION: Annual purchase of zero emission buses to replace those that have been in service for 12 or more years. The MTA has 811 buses in its active fleet.

PURPOSE & NEED SUMMARY STATEMENT: Bus replacement levels are based on the fleet size and must be maintained to prevent high out-of-service rates and major repair problems that arise from retaining buses beyond their useful life. The replacement program will serve to maintain the average age of the bus fleet. Replacement buses will reduce emissions, fuel consumption, and noise levels.

☒	Enhance Safety and Security
☒	Deliver System Quality

☒ Serve Communities and Support the Economy
☒ Promote Environmental Stewardship

☒ Project Not Location Specific ☐ Not Subject to PFA Law

	Project Inside PFA
	Project Outside PFA
	PFA Status Yet to Be Determined

	Grandfathered
	Exception Will Be Required
	Exception Granted

EXPLANATION: Replacement buses will reduce emissions, fuel consumption, and noise levels while providing service to communities in need.

STATUS: Procurement for 40 battery electric buses (BEB) underway.

[illegible]

Project funding allocation decreased \$331.9M due to fiscal constraints. MTA will purchase 40 BEBs and 97 Hybrid buses and then clean diesel buses going forward to maintain the fleet due to market considerations and fiscal constraints.

USAGE:

Core Bus annual ridership in FY 24 exceeded 47.9 million.

BICYCLE AND PEDESTRIAN RELATED PROJECTS

The Maryland Department of Transportation has various funding programs for bicycle and pedestrian programs. Program funds are used for both design and construction. Several programs are administered as competitive grant programs, in which available funds are awarded to projects managed by local governments and other partners.

<u>PROGRAM NAME</u>	<u>PROJECTS CURRENTLY FUNDED FOR CONSTRUCTION</u>	<u>FY2025-2030 CTP BIKE/PED FUNDING[^]</u>
<u>State Highway Administration</u>		
ADA Program	16,865,025	39,670,000
Retrofit Bicycle Program	30,432,000	55,460,000
Neighborhood Conservation*	766,590	23,870,000
Primary/ Secondary Program**	1,000,037	1,000,037
Retrofit Sidewalk Program	15,850,150	131,160,000
Recreational Trails Program***	19,363,750	24,532,405
Transportation Alternatives Program***	50,348,294	80,290,000
<u>The Secretary's Office</u>		
Kim Lamphier Bikeways Network Program	23,880,897	15,953,631
Total	158,506,743	371,936,073

[^] Includes planning, design and construction funds

* Funding is estimated as a portion of total program funding based on recent bike/ped expenditures

** Additional funding is expected as major projects advance to construction and bicycle and pedestrian costs are itemized

*** Funding is estimated based on projected federal appropriations and historic program spending on bicycle and pedestrian projects;
see typical awards on pages below

^^^ No additional earmark projects are expected at this time. Ongoing earmark projects are listed below.

MINOR PROJECTS PROGRAM
(Dollars in Thousands)

STATE HIGHWAY ADMINISTRATION - Prince George's County - LINE 21

PROJECT ID	ROUTE NUMBER	PROJECT NAME	TOTAL PROGRAMMED COST		STATUS
Sidewalks					
PG2801	MD223	WOODYARD ROAD - SIDEWALKS FROM SOUTH OF VICTORIA DRIVE TO NORTH OF SHERWOOD DRIVE	\$	6,147	Under Construction
PGA111	MD725	MAIN STREET - SIDEWALKS FROM WEST OF SERVICE LANE TO EAST OF GOVERNOR ODEN BOWIE DRIVE	\$	1,587	Under Construction
Transportation Alternatives Program					
PG0202	US1	BALTIMORE AVENUE - HOLLYWOOD ROAD SIDEWALK DESIGN	\$	79	Design Underway
PGA101	-	CRITTENDEN STREET AND 52ND AVENUE IMPROVEMENTS - SAFE ROUTES TO SCHOOL	\$	237	Design Underway
PGA381	-	BICYCLE AND PEDESTRIAN ROUTE - CENTRAL AVENUE CONNECTOR TRAIL - PHASE I & III	\$	749	FY 2025
PGA501	MD650	BICYCLE AND PEDESTRIAN ROUTE - METZEROTT ROAD PEDESTRIAN SAFETY	\$	4,603	FY 2026
PGA651	-	SIGNAL MODIFICATION, PEDESTRIAN SAFETY, AND ACCESS IMPROVEMENT	\$	1,456	FY 2026
PGNEW2	-	CHAMBERS AVENUE - TRAFFIC CALMING MEASURES ALONG CHAMBER AVENUE AND CAPITOL HEIGHTS BOULEVARD	\$	250	FY 2026
PGNEW5	-	GREENBELT STATION/WMATA HIKER - BIKER TRAIL	\$	1,530	FY 2026
PGNEW6	-	LAUREL MARC STATION PLATFORM AND PEDESTRIAN SAFETY IMPROVEMENTS	\$	960	Under Construction
PGNEW7	-	OXON COVE TRAIL	\$	1,228	Under Construction

* Subject to System Preservation Program fund allocations in the Final CTP



PROJECT: Baltimore-Washington Superconducting Maglev (SCMAGLEV) Project

DESCRIPTION: Baltimore-Washington Rapid Rail (BWRR), a private company based in Maryland, is proposing to construct an SCMAGLEV train system between Baltimore, Maryland and Washington, DC with an intermediate stop at BWI Marshal Airport. An Environmental Impact Statement (EIS) is being prepared to evaluate the potential impacts of the construction and operation of such a system. This phase of the project is being funded by a grant from the Federal Railroad Administration with matching funds provided by BWRR.

PURPOSE & NEED SUMMARY STATEMENT: Over the next 30 years, population in the Baltimore-Washington region is expected to grow by 30 percent, significantly increasing demand on roadways and railways between the two cities. The purpose of BWRR's proposed action is to increase capacity, reduce travel time, and improve both reliability and mobility options between Baltimore and Washington, with possible future extensions to New York City.

SMART GROWTH STATUS: ☐ Project Not Location Specific ☐ Not Subject to PFA Law
☐ Project Inside PFA ☐ Grandfathered
☐ Project Outside PFA ☐ Exception Will Be Required
☒ PFA Status Yet to Be Determined ☐ Exception Granted

STATUS: On August 25, 2021 FRA advised that the Maglev NEPA process was paused to review project elements and determine next steps. FRA will share the revised project schedule when it is determined.

POTENTIAL FUNDING SOURCE: ☐ SPECIAL ☒ FEDERAL ☐ GENERAL ☒ OTHER											
PHASE	TOTAL		PREVIOUS YEAR 2024	CURRENT YEAR 2025	BUDGET YEAR 2026	PLANNING FOR PLANNING PURPOSES ONLY				SIX YEAR TOTAL	BALANCE TO COMPLETE
	ESTIMATED COST (\$000)	EXPENDED THRU CLOSE YEAR				...2027...	...2028...	...2029...	...2030...		
Planning	35,072	35,072	0	0	0	0	0	0	0	0	0
Engineering	0	0	0	0	0	0	0	0	0	0	0
Right-of-way	0	0	0	0	0	0	0	0	0	0	0
Utility	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Total	35,072	35,072	0	0	0	0	0	0	0	0	0
Federal-Aid	28,123	28,123	0	0	0	0	0	0	0	0	0
Special	0	0		0	0	0	0	0	0	0	0
Other	6,949	6,949	0	0	0	0	0	0	0	0	0

SIGNIFICANT CHANGE FROM FY 2024 - 29 CTP:
None

TSO0220

PAGE TSO--8

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: OTHER BUSINESS

Agenda Section: OTHER BUSINESS - 60 minutes (8:45 - 9:45 p.m.)

Subject:

Approval of Special Event and One-Time Suspension of Fire Code Requirements for Pumpkin Walk Event

Suggested Action:

The Council is asked to approve a special event permit for the longstanding Pumpkin Walk on October 19, 2024, and consider a temporary suspension of the fire code that prohibits open flames in the forest preserve. The event organizers have requested using candles in pumpkins, supported by the Forest Preserve Advisory Board. The suspension would apply specifically to this event, with fire prevention and safety protections in place as required by the Forest Preserve and City Manager. Staff recommends approval, contingent on implementing all necessary safety protocols. City Manager Salmeron and Council Member Amy Knesel will be available to speak on this matter during the discussion.

Attachments:

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: OTHER BUSINESS

Agenda Section: OTHER BUSINESS - 60 minutes (8:45 - 9:45 p.m.)

Subject:

Discussion of Budget Request from the Reparations Commission

Suggested Action:

Reference: Financial Request

The Greenbelt Reparations Commission has requested funding in the amount of \$165,000 to begin Phase II. This phase will involve hiring professional expertise to help with specific needs, such as organizing their research to gather relevant genealogical data. This includes data related to past and current housing, education, health disparities, and employment opportunities.

Included in Council packet is the Greenbelt Reparations Commission budget request.

Attachments:

[Financial Request - RC 4.pdf](#)

Financial Request to Complete Reparations Charge

Background

The Greenbelt Reparations Commission (GRC) was created by the will of the people. GRC is charged to provide the City Council of Greenbelt with recommendations to address harms done to local African Americans and Indigenous People. GRC intends to develop reparations recommendations based on impact of harms revealed in the historical data, in-depth interviews, testimonials, genealogical research and legal reviews to complete the charge from Greenbelt residents and the City Council. It is hoped that our eventual findings and recommendations will help lead to the necessary community healing and reconciliation.

This document is divided into phases to explain the work GRC has done to date and to provide a roadmap for the work that still needs to be done to complete the recommendations.

Phase I: Establishment of the Reparations Commission

Phase I was established with the passage of the Referendum Resolution 2094 in August 2021 to establish a Reparations Commission. **Resolution Number 2094 reads as follows: “The City Council of Greenbelt should establish a twenty-one (21) member Commission to review, discuss, and make recommendations related to local reparations for African American and Native American residents of Greenbelt.”**

The implementing motion: “That the Greenbelt City Council hereby establish a Reparations Commission as favorably voted upon by the residents of Greenbelt during the 2021 City Election”.

The Commission shall consist of twenty-one (21) members: twelve (12) of which shall reside in the three geographic sections of Greenbelt—four (4) from Greenbelt West, four (4) from Greenbelt Center and four (4) from Greenbelt East; the remaining nine (9) shall be Greenbelt residents representing faith-based organizations, businesses, non-profit organizations, City boards and committees, or any other sector of the City. Every effort shall be made to create a commission that reflects the diversity of Greenbelt.

The Mission/Goal of the Greenbelt Reparations Commission is to review, discuss and make recommendations related to local reparations for African American and Indigenous People who lived on the land currently known as Greenbelt. It will research and describe actions that have led to inequities over time among Greenbelt’s African American and Indigenous populations and suggest ways (make recommendations) for the City to rectify these inequities.

The term of this Commission will be determined by the Council or by the amount of time needed to adequately complete the mission set forth by Council. Interim reports will be made at set dates. The Commission will decide what it needs to fulfill its mission and acquire information and public input.

“From time to time, experts, both Greenbelt residents and those outside of the City, may be invited and/or contracted to present needed information. Stipends and/or expense payments may be offered, upon approval by staff or Council. Those wishing to be a part of this Commission will formally apply and be interviewed by Council.”

On June 5, 2024, the Commission reported on its Phase 1 progress at a Council Work Session.

To complete Phase 1 of the commission’s work, Commissioners will engage in Learning Sessions that help members comprehend how American perspectives have been shaped by the system of slavery and Jim Crow laws, practices and policies. It may be helpful for City Council members also to engage in this type of learning

to better understand how their past and current decisions contribute to the continuation of harm to African American and Indigenous American residents.

As previously reported, initial interviews with local Greenbelt historians, African American residents and Indigenous representatives have been conducted. However, historical data and interviews are not sufficient to demonstrate the impact of harms done and to make recommendations written in the voices of those harmed. The GRC is missing genealogical data, employment histories, as well as a legal examination of city ordinances that help identify disparity gaps in health, housing, and education to demonstrate how affected groups continue to be treated in Greenbelt. In addition, to forestall challenges to future recommendations, legal guidance will be helpful in the next phase of the work. Phase II of GRC work requires professional expertise and an adequate budget.

Understanding the need for an appropriate reparations budget:

An examination of the reparations work done by Evanston, Illinois, demonstrates that when their Reparations Task Force was established an initial budget of \$250,000 was allocated for the research and development needed to complete the charge. The allocations increased to \$400,000 in subsequent budgets because of the data gathering required to make appropriate recommendations.

In Providence, Rhode Island, the reparations work has a three-phase process called Truth Telling, Reconciliation, and Reparations. Like Greenbelt, Providence, R.I. is also focused on reparations work for African Americans and Indigenous residents who were adversely impacted by unjust and discriminatory policies. The initial allocation for the reparation work in Providence was \$100,000. Their budget increased exponentially as they needed to call upon experts to provide the necessary information and evidence to develop recommendations that eventually established various programs to repair the inequities experienced by affected residents. Providence is using \$10,000,000 of its ARPA monies to complete its mission.

College Park allocated \$143,000, for the reparations research and investigation related to the town of Lakeland. The College Park City Council hired the African American Redress Network to solidify the work begun for the Lakeland Social Justice organization.

The City Council of Greenbelt has allocated a total of \$60,000 over the past two years for the reparations research and work. GRC hopes our budget request will be expanded to hire the experts required in the second phase of our work and to make recommendations for repair.

Phase II Budget Request

GRC is entering Phase II of its work. In order to achieve a report that is based on historical evidence, enhances community healing and reconciliation, and provides a real framework for appropriate implementation we submit the following budget, which is in keeping with Resolution 2094 to include professional expertise to assist us with specific needs, such as to organize our research to ensure that the voices of those harmed are prominent and to gather relevant genealogical data, including data in relation to past and current housing, education, health disparities and employment opportunities.

Budget: Total request: \$165,000:

Time frame to complete work: 6 – 10 months for deliverables for Historians, Genealogist and Legal advisors. For the Administrative assistant/Webpage content position the time frame is 10 months.

For Continued Community Outreach, Education and Engagement: 6 – 8months

(This includes funds for speaker honorariums and the publication and distribution of information pamphlets or bulletins.)

Researchers/readers: \$50,000 to

\$25,000 – African American: \$25,000 - Piscataway

Thanks to several commissioners and the Historical subcommittee, we have been able to gather data on the state of Maryland, Prince George's County, and the City of Greenbelt. However, we are missing expert African American and Indigenous researchers who can review and determine if the information we have gathered in our documents reflects the impact on harmed communities and is accurate. They can help us to identify any missing historical data and ensure that the voices and visions of those harmed are reflected. It is necessary to hire historians from the state-recognized Piscataway and/or Maryland Indigenous groups. The Piscataway Confederation historically inhabited the Greenbelt area. It is also necessary to hire African American genealogists and historians to examine the data already collected to determine accuracy and perspectives of those harmed communities are properly reflected. Annual cost for researchers and readers in Maryland is \$50,000.

Genealogy Research: \$40,000

Regarding **genealogical research** in the context of reparations, the GRC has already identified several historical individuals in Greenbelt, including several dozens of enslaved persons whose names and birthdates appear on official records as "property" of enslavers in Greenbelt, and a few workers whose labor helped build Greenbelt in the 1930's, etc. The GRC has not yet considered or adopted recommendations about specific forms of reparations or about the role of lineage (descent) as an approach to eligibility for certain kinds of reparations, but informed genealogical research will be an important dimension of accurately reporting on the history the GRC is charged with researching. The GRC has learned that a key "pillar" of reparations is the development of a shared understanding of history and accurate memorialization of historical events. Genealogy is a crucial element of that history. At a minimum, the GRC needs guidance from expert genealogists about the scope, methods, and techniques for such research, and we will also need assistance implementing whatever genealogical research plans are developed. Salaries for genealogists in Maryland is \$37,000 - \$40,000.

Legal Assistance and Guidance: \$30,000

A thorough review of ordinances, statutes, regulations, policies, and codes as well as legal analyses of local employment and housing opportunities will enable the GRC to establish how African and Indigenous Americans were permitted to live and work in Greenbelt, and how our area was governed during the Jim Crow and post Jim Crow eras. In addition, the GRC is determined to anticipate and avoid legal challenges to whatever recommendations ultimately emerge. Expert legal advice to the Commission is essential. Legal reviews in Maryland cost \$310 an hour.

Administrative assistant/Webpage Content manager (contract): \$30,000

The GRC needs an individual who can collect committee reports and meeting minutes for distribution and to place on the GRC website. Update the website with information pertinent to the commission's work, as well as help to advertise public meetings and forums. For example, Providence, R.I had 7 reparations Town Hall meetings and 25+ organizations engaged in their work. The GRC has only just begun to connect with residents and other organizations interesting in our work. We need an individual to monitor request from community groups and organizations for speakers and other engagements. Salary for this position is \$20.00 - \$25.00 per hour.

Community Education/Outreach/Website maintenance: \$15,000

There is great interest in the work that the GRC is doing. The Education and Outreach subcommittee plans to organize Town Hall meetings, engage with Greenbelt organizations, develop and expand a website, send updated articles to the Greenbelt News Review and explore all avenues to connect with and educate Greenbelt residents.

GRC needs professional experts to complete Phase II work and submit recommendations for repairing harms done to local African Americans and Indigenous residents and to aid in the process of community healing and reconciliation.

GRC hopes that the City Council is truly committed to supporting reparations work and enabling us to make recommendations to repair harms identified through our research. This commission and the work require a substantive budget.

Phase III Implementation:

GRC volunteers are willing to assist the City Council to develop an implementation plan for repair that may focus on community benefits or direct descendant renumeration. That will be only determined once Phase II is completed.

Submission: The Greenbelt Reparations Commission

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: OTHER BUSINESS

Agenda Section: OTHER BUSINESS - 60 minutes (8:45 - 9:45 p.m.)

Subject:

ARPA Reallocation Recommendations

Suggested Action:

Reference: Memorandum, T. George, 10/14/2024

Staff has reviewed the list of proposed ARPA projects and incorporating the discussion from the October 7 Work Session is recommending lost revenue and ARPA-restricted projects for reallocation and funding. As was requested by the Council, the total project costs shown are greater than the currently available funds such that if additional funds become available as projects are completed, staff will have preapproved projects to move forward on quickly.

Attachments:

[ARPA Project Recommendations Memo Oct 14 Council Regular Meeting REVISED v2.pdf](#)

CITY OF GREENBELT, MARYLAND

OFFICE OF THE CITY MANAGER

25 CRESCENT ROAD, GREENBELT, MD. 20770



MEMORANDUM

To: City Council
From: Tim George via Josué Salmerón
Date: October 14, 2024, Rev October 15, 2024
RE: **REVISED** - ARPA – Project Staff Recommendations

Staff has reviewed the list of proposed ARPA projects and incorporating the discussion from the October 7 Work Session is recommending the projects below for reallocation and funding. As was requested, the total project cost is greater than the currently available funds such that if additional funds become available, staff will have preapproved projects to move on quickly.

Lost Revenue Remaining Funds: \$760,082

	<i>Potential Projects</i>	<i>Proposed</i>	<i>Original</i>	<i>Description</i>
1	Portable radios	\$262,500	\$262,500	Portable radios (2nd half of request)
2	Animal Control Facility	\$150,000	\$200,000	Animal Control Facility
3	EVSE Library, DPW and/or PD	\$200,000	\$200,000	EVSE Library, DPW and/or PD
4	CERT Trailer	\$11,500	\$10,000	New CERT trailer
5	Reparations: Research/Reader	\$35,000	\$50,000	Assumes \$15K in FY25 money
5	Reparations: Genealogy	\$40,000	\$40,000	
6	Solar lights for SHLRC courts	\$10,500	\$10,500	Lighting for the SHLRC basketball courts
7	AED for Greenbelt Cinema	\$2,500	\$0	Co-op/Cinema location will provide access from 7:00am-10:30pm
7b	AED for Greenbelt Arts Center	\$2,500	\$0	
8	GHI 11 -13 Ridge Ct. Lighting	\$10,000	\$35,000	Lighting and safety improvements: shared cost with GHI
9	GIS probe	\$11,000	\$11,000	GIS probe (DPW)
10	Camera scope for stormwater	\$36,000	\$5,000	Camera scope (600') for stormwater inspections
11	Code Enforcement Software	\$40,000	\$40,000	Software for Code Enforcement mobile applications
12	AED for New Deal Cafe	\$2,500	\$0	
Sub-total: Lost Revenue		\$814,000	\$864,000	
		(\$53,918)	(\$103,918)	

Following the guidance described above, the table below recommends the reallocation and programming of the remaining ARPA-restricted funds.

ARPA – RESTRICTED Remaining Funds: \$643,471

	<i>Potential Projects</i>	<i>Proposed</i>	<i>Original</i>	<i>Description</i>
1	Food recovery, gift cards, holiday food baskets	\$204,000	\$172,000	Food support through December 2026
2	Workforce development	\$50,000	\$50,000	Workforce development
3	Outdoor Pavilion (2)	\$220,000	\$150,000	Design & construct outdoor pavilion improvements
4	Additional Non-profit funding	\$40,000	\$40,000	Funding for two (2) additional non-profit grant applications
5	Schrom Hills Park multi-use path	\$72,000	\$72,000	Path between Schrom Hills park and Greenbrook Dr.
6	Buddy Attick Park Amenities	\$100,000	\$100,000	Implement recommendations from the Master Plan
7	Stream Valley Park stormwater project	\$235,000	\$235,000	Stormwater project @ Stream Valley Park
8	Commission a Stormwater Drainage Study	\$200,000	\$200,000	Conduct a study of select stormwater drainage issues
Sub-total: ARPA-Restricted		\$1,121,000	\$1,269,000	
		(\$477,529)	(\$375,529)	

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: OTHER BUSINESS

Agenda Section: OTHER BUSINESS - 60 minutes (8:45 - 9:45 p.m.)

Subject:

Discussion of the Removal of Arm Rest on City Benches

Suggested Action:

Council Member Pompei requested that this item be included on the agenda.

The City has four benches, clustered around the Municipal Building, with armrest as dividers.

Attachments:

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: MEETINGS

Agenda Section: OTHER BUSINESS - 60 minutes (8:45 - 9:45 p.m.)

Subject:

Meetings

Suggested Action:

Closed Session: Tonight, the City Council will hold a closed session, immediately following the Council Meeting, in the Council Chambers of the Municipal Building: 1) to discuss the appointment, performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; any other personnel matter that affects one or more specific individuals; and 2) to consider the acquisition of real property for a public purpose and matters directly related thereto.

The purpose of this meeting is 1) to address personnel matters over which this public body has jurisdiction; and 2) to consider the acquisition of real property for a public purpose and matters directly related thereto.

Attachments:

[meetings.pdf](#)

[Closed Session Official Notice 241014.pdf](#)



City Council Meetings & Work Sessions October – November - December

Regular Meeting	Mon.	10/14	7:30 pm
Work Session – Buddy Attick Park Draft Master Plan	Wed.	10/16	7:30 pm
36 th Annual Law Enforcement Officer and Firefighter/EMT of the Year Award Banquet (American Legion Post 136)	Sat.	10/19	
Advisory Board/Committee Annual Dinner (Martin's Crosswind)	Sun.	10/20	5:00 pm
Work Session – City Manager Update	Mon.	10/21	7:30 pm
Special Meeting – Closed Session (Pending Personnel/Legal Matters)	Mon.	10/21	Immediately Following WS
Work Session – Pepco Street Lights	Wed.	10/23	7:30 pm
Special Meeting/Closed Session – City Manager's Evaluation	Wed.	10/23	Immediately Following WS
Four Cities Meeting (City of New Carrollton)	Thur.	10/24	6:30 pm
Regular Meeting	Mon.	10/28	7:30 pm
Advisory Interviews	Wed.	10/30	7:30 pm
Regular Meeting or Work Session -	Mon.	11/04	7:30 pm
No Meeting – (MML Fall Conference)	Wed.	11/06	
No Meeting – Veterans Day	Mon.	11/11	
No Meeting – (NLC Fall Conference)	Wed.	11/13	
Regular Meeting	Mon.	11/18	
Work Session – Traffic Calming Study: Greenbelt Center City	Wed.	11/20	7:30 pm
No Meeting – Thanksgiving Holiday	Mon.	11/25	
No Meeting – Thanksgiving Holiday	Wed.	11/27	
2 nd Annual District 22 Municipal Legislative Dinner (Location – TBD)	Tues.	12/03	5:00 - 8:30 pm
Work Session – TBD	Wed.	12/04	7:30 pm
Regular Meeting	Mon.	12/09	7:30 pm
Work Session – TBD	Wed.	12/11	7:30 pm
Work Session – Greenbelt Strategic Wayfinding Plan Outline and Sign Design Concepts	Mon.	12/16	7:30 pm
Work Session – TBD	Wed.	12/18	7:30 pm
No Meeting	Mon.	12/23	

This schedule is subject to change. For confirmation, call 301-474-8000. Regular and Special meetings and Work Sessions are open to the public. If special accommodations are required for any disabled person, please call 301-474-8000 or 301-474-3870 no later than 10 a.m. on the meeting day. Deaf individuals are advised to use Video Relay Services (VRS) at 711 or e-mail banderson@greenbeltmd.gov to reach the City Clerk. Unless otherwise noted, meetings will be held in the Council Chambers in the Municipal Building (MB) at 25 Crescent Road and virtually by Zoom. Zoom meeting information for public participation is posted on the City's website at www.greenbeltmd.gov on the meeting calendar.

Bonita Anderson, City Clerk

Ready to be scheduled:

Bureau of Engraving and Printing
City Contracting Policy
County Executive Liaison
Economic Development
Greenbelt Road Corridor
NASA Goddard Tour (*October 21st*)
Townhall Meeting: Virtual Meetings
 Accessibility for Blind and Visually
 Impaired
Verde Apartments
Walk-way fixture

For later scheduling:

Arts & Entertainment District
Bernard Penney (*Memorial Donation in
honor of Leonie Penney*)
Cemetery Plans
City Manager Updates (Jan, Pre-budget;
July & Sept/Oct)
EV Chargers Five-Year Plan
Fleet Vehicles Ten-Year Plan
GHI/Prince George's County (Stormwater
issues)
MARC Train Service/ MDOT
Meeting with County on Transportation Plan
Museum Plan
Northway Fields Master Plan
Office of Human Rights
Parkway Apartment Owners/GHI (*parking*)
Potential Bond Referendum/Capital
Financing
Zoning Enforcement

10/4/2024 8:23 AM



OFFICIAL NOTICE

By Section 3-305(b)(1) and (3) of the General Provisions Article of the *Annotated Code of the Public General Laws of Maryland*, a closed session of the Greenbelt City Council will be held on Monday, October 14, 2024, immediately following the Regular Meeting, in the Council Chambers of the Municipal Building, 1) to discuss the appointment, performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; any other personnel matter that affects one or more specific individuals; and 2) to consider the acquisition of real property for a public purpose and matters directly related thereto.

The purpose of this meeting is 1) to address personnel matters over which this public body has jurisdiction; and 2) to consider the acquisition of real property for a public purpose and matters directly related thereto.

** The public may attend the Special Council Meeting of the City Council immediately before the closed session and observe the vote of the Council to move into the closed session on Monday, October 14, 2024.*

Bonita Anderson
City Clerk

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: OTHER BUSINESS

Agenda Section: OTHER BUSINESS - 60 minutes (8:45 - 9:45 p.m.)

Subject:

Stakeholder List

Suggested Action:

Attachments:

[Stakeholder List.pdf](#)

Annual													Follow-Up Letter Sent
Advisory Group Chairs	7/22	7/23	8/24										
Franklin Park at Greenbelt Station Mgmt.	12/21	12/22	2/24										3/21/24
Greenbelt Center HOAs	3/23	5/24											
Greenbelt East HOAs and COAs/Greenbelt East Advisory Coalition	4/22	6/23											
Greenbelt Homes, Inc.	8/22	8/23	9/24										
Greenbelt Station HOA/Verde Apts.	8/22	8/23											
Motiva													
School Board Member	9/21	2/23	8/23										
State Highway Administration	11/20	11/22	12/23										12/21/23
Biennial													
Beltsville Ag. Research Center	8/18	11/22	11/23										
Beltway Plaza	9/22	9/24											
NASA/GSFC	3/22	4/23											
Greenbelt Business Alliance	10/22												
Greenbelt Park NPS	1/22	3/23											
Greenway Shopping Center	12/20	2/23											
Religious/Spiritual Organizations	6/22	2/24											
Twice a Year													
County Council Person and At Large Members	5/23	3/24											3/19/24
Meetings as Needed													
Apartments	4/21												
Comcast/Verizon	3/21												
Greenbelt Office Parks													
Greenbelt Watershed Groups	10/19												
Hotels	8/23												
PEPCO	2/22	9/23											
WSSC	2/22	6/23	10/23	5/24									
Washington Gas	8/23												
Prince George's Economic Development Corp.	11/21												
Prince George's Planning Board	10/19												
Roosevelt Center Owner	8/20												
University of Maryland	4/15												
WMATA/PGDPW&T (Semi-Annual)	5/22												
Newly Elected/Appointed Officials (Presentation of a Council Regular Meeting)													
County Executive													
School Board CEO	1/24												1/17/24
State's Attorney	1/23												

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: OTHER BUSINESS

Agenda Section: OTHER BUSINESS - 60 minutes (8:45 - 9:45 p.m.)

Subject:

Appointment to Advisory Board/Committee

Suggested Action:

Reference: Application and Code of Conduct

The City Council interviewed Abel Aworbi on September 30, 2024, for the appointment to the Senior Citizens Advisory Committee.

Approval of this item on the consent agenda will indicate the Council's intent to appoint Mr. Aworbi to the Senior Citizens Advisory Committee.

Attachments:

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Jaime Fearer

Submitting Department: Planning

Item Type: OTHER BUSINESS

Agenda Section: OTHER BUSINESS - 60 minutes (8:45 - 9:45 p.m.)

Subject:

7 Hillside Road Sight Distance Issue and Parking Removal

Suggested Action:

Reference: Memorandum RE 7 Hillside Road, J. Fearer, 10/09/24

Pending staff action to address safety, accessibility, and/or regulatory issue(s) in response to a resident concern about sight distance at the driveway abutting 7A Hillside Road. Staff reviewed current conditions and determined there is insufficient visibility on either side of the driveway that abuts 7A Hillside Road, insufficient visibility on all sides of the marked crosswalk just south of the driveway, and insufficient space on the roadway for safe and compliant access to the bus stop at the corner of Hillside Road and Woodland Way. Staff recommends the removal of five (5) on-street parking spaces along Hillside Drive to address the outlined safety deficiencies.

This is for informational purposes and no action by the City Council is necessary.

Attachments:

[24-1009_7 Hillside Rd Sight Distance_Staff Memo_Final.pdf](#)



MEMORANDUM

TO: City Council

FROM: Jaime Fearer, AICP, Assistant Director of Planning

VIA: Terri Hruby, AICP, Director of Planning & Community Development

DATE: October 9, 2024

RE: 7 Hillside Road Sight Distance Issue and Parking Removal

Background

In late June, 2024, Planning received a concern from a resident of 7A Hillside Road noting that they and their neighbor have trouble with sightlines as they exit their shared driveway that abuts 7A Hillside Road.

Analysis

In the past year, staff performed sightline studies on Lakecrest Drive for sight distance concerns at the intersection of Prince James Court at Charlestowne Village and along Springhill Drive to address bus stop accessibility issues. While the concern at 7 Hillside is for a private driveway and does not warrant a full sight distance analysis, staff reviewed current conditions and find there is insufficient visibility on either side of the driveway that abuts 7A Hillside Road, insufficient visibility on all sides of the marked crosswalk just south of the driveway, and insufficient space on the roadway for safe and compliant access to the bus stop at the corner of Hillside Road and Woodland Way.

Recommendation

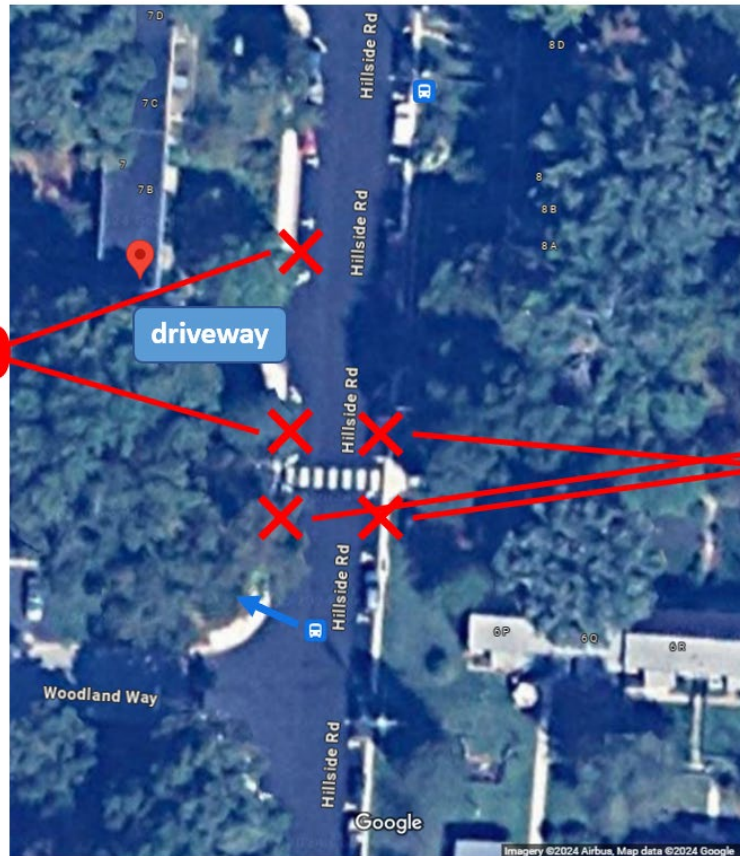
Staff recommends the removal of five (5) on-street parking spaces: two (2) on-street parking spaces on either side of the driveway to improve the sightlines for driveway egress and three (3) additional on-street parking spaces to provide sufficient "daylighting"¹ of at least 20 feet for the

¹ Daylighting refers to keeping the area next to crosswalks clear of parked vehicle obstructions so that people walking and people driving or riding on the street can see each other better. A typical minimum distance for daylighting is 20 feet, or approximately one large car length. (<https://www.sfmta.com/getting-around/walk/daylighting>)

marked crosswalk connecting the inner pathway just south of the subject driveway and to make the existing bus stop near the corner of Woodland Way and Hillside Road accessible. The graphic below depicts the proposed on-street parking removal. Staff will inform GHI and will also request that GHI inform residents in the immediate area of the planned changes.

Proposed On-Street Parking Removal – 7 Hillside Road

Remove two (2) on-street parking spaces to improve driveway visibility and daylight crosswalk



Remove three (3) on-street parking spaces to daylight crosswalk and make transit stop accessible

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Jaime Fearer

Submitting Department: Planning

Item Type: OTHER BUSINESS

Agenda Section: OTHER BUSINESS - 60 minutes (8:45 - 9:45 p.m.)

Subject:

Authorizing the City Manager to Execute a Contract with Traffic and Parking Control Co., Inc. (TAPCO) for LED-Enhanced Stop Signs and Sign Posts

Suggested Action:

Reference: Memorandum RE TAPCO, J. Fearer, 10/09/2024

Sales - TAPCO_Quote Q24014135

This contract utilizes a portion of the \$320,000 of ARPA funds allocated for Pedestrian and Bicycle Master Plan Implementation and Improvements. Staff recommends that City Council authorize the City Manager to execute a contract with TAPCO for \$15,893.25. This will allow the City to utilize ARPA funds to install solar LED-enhanced stop signs and static traffic calming signage in support of Pedestrian and Bicycle Master Plan Implementation and Improvements.

Approval of this item on the consent agenda will indicate Council's intent to authorize the City Manager to execute the contract with TAPCO.

Attachments:

[24-1009_TAPCO_Quote_Staff Memo_Final.pdf](#)

[Sales - TAPCO_Quote Q24014135.pdf](#)



MEMORANDUM

TO: City Council

FROM: Jaime Fearer, AICP, Assistant Director of Planning

VIA: Terri Hruby, AICP, Director of Planning & Community Development

DATE: October 9, 2024

RE: City Council Approval – Authorizing the City Manager to Execute a Contract with Traffic and Parking Control Co., Inc. (TAPCO) for LED-Enhanced Stop Signs and Sign Posts

Background

The City Council previously approved the list of proposed ARPA-funded Pedestrian and Bicycle Projects at their October 9, 2023, regular meeting. Since then, staff have been working to finalize project details and secure quotes from both materials and services vendors in order to utilize the \$320,000 of ARPA funds allocated for Pedestrian and Bicycle Master Plan Implementation and Improvements.

Staff received quotes for solar LED-enhanced stop signs and sign posts from multiple vendors, and identified Traffic and Parking Control Co., Inc. (TAPCO) as the preferred vendor. TAPCO offers competitive pricing on solar LED-enhanced stop signs and sign posts as well as on solar Rectangular Rapid Flashing Beacons (RRFBs) and solar LED-enhanced pedestrian crossing signs through their regional distributor, Control Technologies (see separate memo and quote). Additionally, as a member of OMNIA Partners, the City is able to ride the competitively bid OMNIA Cooperative Purchasing Contract for this purchase.

General Information

Staff received a quote of \$15,893.25 from TAPCO for solar LED-enhanced stop signs and sign posts. The quote is based on the list of improvements previously approved by the Council.

LED-enhanced Stop Sign Locations

Five (5) solar LED-enhanced stop signs will be installed at the following locations:

- Four (4) at the intersection of Southway and Ridge Road
- One (1) to replace the current sign at Lastner Lane and Ivy Lane
 - The current solar LED-enhanced stop sign at Lastner Lane and Ivy lane will be moved to replace the static stop sign at the underpass crossing on Centerway at the Roosevelt Center

Recommendation

Staff recommends that City Council authorize the City Manager to execute a contract with TAPCO for \$15,893.25. This will allow the City to utilize ARPA funds to install solar LED-enhanced stop signs and static traffic calming signage in support of Pedestrian and Bicycle Master Plan Implementation and Improvements.

Attachments

- TAPCO quote, October 4, 2024



Safe travels:

Traffic and Parking Control Co., Inc.
5100 West Brown Deer Rd
Brown Deer, WI 53223
Phone No.:800-236-0112
E-Mail: customerservice@tapconet.com

SALES QUOTE

SALES QUOTE DATE

10/4/2024

SALES QUOTE NUMBER

Q24014135

CUSTOMER NO.

C115121

Page: 1

BILL TO

City of Greenbelt
Jaime Fearer
15 Crescent Rd Ste 200
Greenbelt, MD 20770-0808
United States of America

SHIP TO

City of Greenbelt
c/o Frank Kellaheer
Publis Works
555 Crescent TRoad
Greenbelt, MD 20770-0808
United States of America

Ext. Document No.	SHIP VIA	TERMS	SALESPERSON	VALID UNTIL
	Quoted	Net 30 DAYS	Lindsey Mueller	11/3/2024

Item/Description	U/M	Quantity	Unit Price	Total Price
2180-00209 Blinkersign, R1-1, 30", Stop, DG3, Red, Solar, 8 Red LEDs, Single Post Mount	Each	5	1,543.75	7,718.75
2438-00001 Sign Mounting Kit, Square/U-Channel, Anti-Vandal For Mounting One Blinker Sign to 2" Sq & U-Channel	Each	5	18.05	90.25
1603-00008 Post,Square,2.25"x2.25"x3' 12 Gauge Galvanized Anchor Full Punched Galvanized Steel	Each	33	40.00	1,320.00
1603-00002 Post,Square,2"x2"x12' 12 Gauge Full Punched Galvanized Steel	Each	33	180.00	5,940.00
1603-00013 Bolt,Corner Bolt for for 2.5" Square Posts or smaller	Each	33	2.00	66.00
3177-00001 Nut,5/16-18 Heavy Hex Jam Nut	Each	33	0.25	8.25
3200-0000 FREIGHT SALES		1	750.00	750.00

Thank you! - Lindsey Mueller at TAPCO

All prices are listed in US Dollar (USD)
For terms and conditions, please visit <https://tapconet.com/terms-conditions>



Safe travels:

Traffic and Parking Control Co., Inc.
5100 West Brown Deer Rd
Brown Deer, WI 53223
Phone No.:800-236-0112
E-Mail: customerservice@tapconet.com

SALES QUOTE

SALES QUOTE DATE

10/4/2024

SALES QUOTE NUMBER

Q24014135

CUSTOMER NO.

C115121

Page: 2

BILL TO

City of Greenbelt
Jaime Fearer
15 Crescent Rd Ste 200
Greenbelt, MD 20770-0808
United States of America

SHIP TO

City of Greenbelt
c/o Frank Kellahe
Publis Works
555 Crescent TRoad
Greenbelt, MD 20770-0808
United States of America

Ext. Document No.

SHIP VIA

TERMS

SALESPERSON

VALID UNTIL

Quoted

Net 30 DAYS

Lindsey Mueller

11/3/2024

Item/Description

U/M

Quantity

Unit Price

Total Price

262-649-4466
lindsey.mueller@tapconet.com

TAPCO OMNIA Partners Contract # 2020-200

Subtotal: 15893.25

Invoice Discount: 0.00

Total Sales Tax: 0.00

Total: 15,893.25

All prices are listed in US Dollar (USD)
For terms and conditions, please visit <https://tapconet.com/terms-conditions>

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Jaime Fearer

Submitting Department: Planning

Item Type: OTHER BUSINESS

Agenda Section: OTHER BUSINESS - 60 minutes (8:45 - 9:45 p.m.)

Subject:

Authorizing the City Manager to Execute a Contract with Control Technologies, Inc. for Rectangular Rapid Flashing Beacons (RRFBs) and LED-Enhanced Pedestrian Crossing Signs

Suggested Action:

Reference: Memorandum RE Control Technologies, J. Fearer, 10/09/2024

Greenbelt MD Crosswalk Upgrades_OCT_2024

10082024JL_GREENBELT-OMNIA_QUOTE_Updated_3

This contract utilizes a portion of the \$320,000 of ARPA funds allocated for Pedestrian and Bicycle Master Plan Implementation and Improvements. Staff recommends that City Council authorize the City Manager to execute a contract with Control Technologies for \$99,580.97. This will allow the City to utilize ARPA funds to install solar RRFBs and solar LED-enhanced pedestrian crossing signs in support of Pedestrian and Bicycle Master Plan Implementation and Improvements.

Approval of this item on the consent agenda will indicate Council's intent to authorize the City Manager to execute the contract with Control Technologies.

Attachments:

[24-1009_Control Technologies_Quote_Staff Memo_Final.pdf](#)

[Greenbelt MD Crosswalk Upgrades_OCT_2024.pdf](#)

[10082024JL_GREENBELT-OMNIA_QUOTE_Updated_3.pdf](#)



MEMORANDUM

TO: City Council

FROM: Jaime Fearer, AICP, Assistant Director of Planning

VIA: Terri Hruby, AICP, Director of Planning & Community Development

DATE: October 9, 2024

RE: City Council Approval – Authorizing the City Manager to Execute a Contract with Control Technologies, Inc. for Rectangular Rapid Flashing Beacons (RRFBs) and LED-Enhanced Pedestrian Crossing Signs

Background

The City Council previously approved the list of proposed ARPA-funded Pedestrian and Bicycle Projects at their October 9, 2023, regular meeting. Since then, staff have been working to finalize project details and secure quotes from both materials and services vendors in order to utilize the \$320,000 of ARPA funds allocated for Pedestrian and Bicycle Master Plan Implementation and Improvements.

Staff received quotes for solar Rectangular Rapid Flashing Beacons (RRFBs) and solar LED-enhanced pedestrian crossing signs from multiple vendors, and identified Control Technologies, Inc., TAPCO's regional distributor, as the preferred vendor. Control Technologies offers competitive pricing on solar RRFBs and solar LED-enhanced pedestrian crossing signs. Additionally, as a member of OMNIA Partners, the City is able to ride the competitively bid OMNIA Cooperative Purchasing Contract for this purchase.

General Information

Staff received a quote of \$99,580.97 from Control Technologies for solar RRFBs and solar LED-enhanced pedestrian signs. The quote is based on the list of improvements previously approved by the Council.

RRFB and LED-enhanced Pedestrian Crossing Sign Locations

The following proposed installations are illustrated in the attachment titled “Greenbelt MD Crosswalk Upgrades_OCT_2024”:

- Solar RRFBs (2) – Cherrywood Lane and Ivy Lane
- Solar RRFBs (2) – Cherrywood Lane north of Springhill Drive
- Solar RRFBs (2) with advance warning solar RRFB (1) – Hanover Parkway and Greenbrook Drive
- Solar LED-enhanced pedestrian crossing signs (2) – Hanover Parkway and Hunting Ridge roundabout
- Solar LED-enhanced pedestrian crossing signs (2) – Hanover Parkway and Village Park Drive roundabout
- Solar LED-enhanced pedestrian crossing signs (2) – Hanover Parkway between Village Park Drive and Megan Lane
- Solar LED-enhanced pedestrian crossing signs (2) – Hanover Parkway and Spring Manor Drive
- Solar LED-enhanced pedestrian crossing signs (4) – Hanover Parkway and Green Manor Place/Green Crescent Court

Recommendation

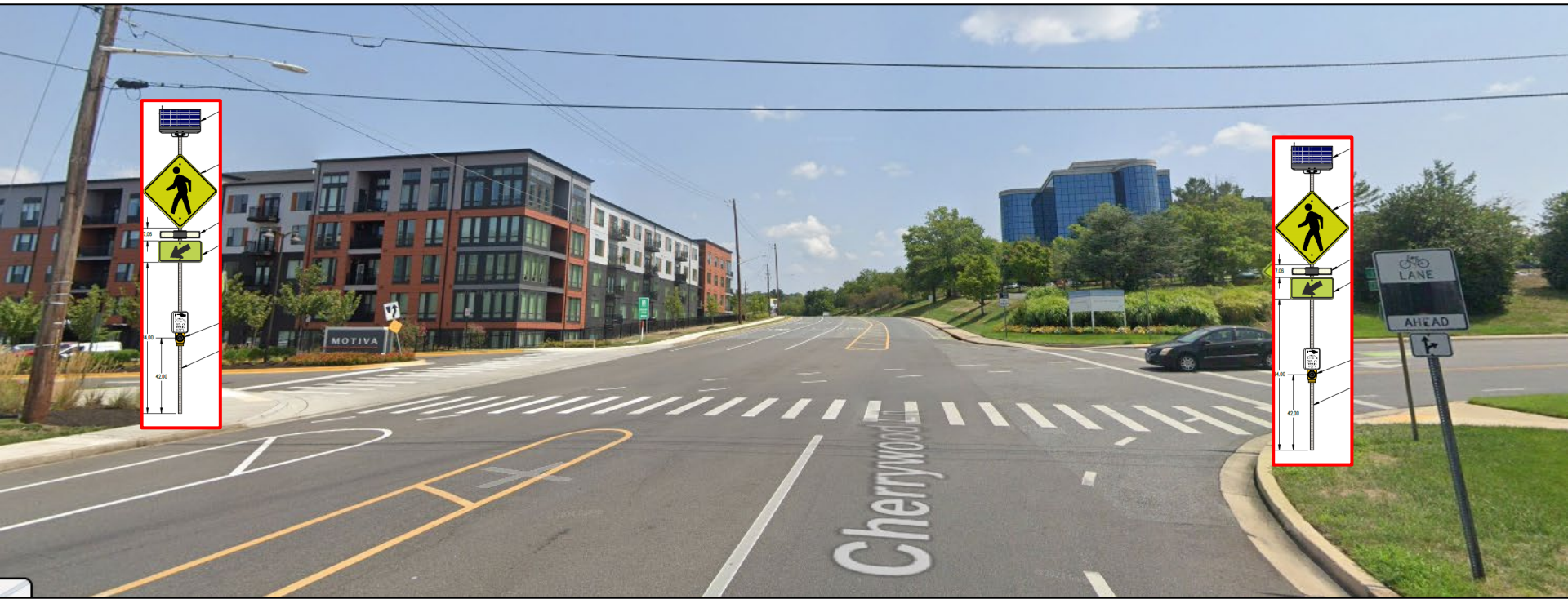
Staff recommends that City Council authorize the City Manager to execute a contract with Control Technologies for \$99,580.97. This will allow the City to utilize ARPA funds to install solar RRFBs and solar LED-enhanced pedestrian crossing signs in support of Pedestrian and Bicycle Master Plan Implementation and Improvements.

Attachments

- Greenbelt Crosswalk Upgrades Mock-Up
- Control Technologies quote, October 8, 2024

Greenbelt, MD Crosswalk Upgrades (2024)

Ivy Ln & Cherrywood Ln (RRFB)



System Notes

1. Two-way RRFB, solar, radio, audible push button.
2. Post- 2" x 14' (includes ground anchor).
3. W11-2 Signs are 30". All signs are FYG.
4. Solar is good.

Greenbelt, MD Crosswalk Upgrades (2024)

Cherrywood Ln north of Springhill Dr (RRFB)



System Notes

1. Two-way RRFB, solar, radio, audible push button.
2. Post- 2" x 14' (includes ground anchor).
3. W11-2 Signs are 30". All signs are FYG.
4. Solar is good.

Greenbelt, MD Crosswalk Upgrades (2024)

Hanover Pkwy & Greenbrook Dr (RRFB)



System Notes

1. Two-way RRFB, solar, radio, audible push button at crosswalk.
2. One-way advanced RRFB with "AHEAD" sign facing SOUTHBOUND traffic. This RRFB will flash when crosswalk RRFBs are flashing (via wireless radio).
3. Post- 2" x 14' (includes ground anchor).
4. W11-2 Signs are 30". All signs are FYG.
5. Solar is good.

Greenbelt, MD Crosswalk Upgrades (2024)

Hanover Pkwy & Hunting Ridge (LED Blinkersigns)



System Notes

1. Two-way LED Blinkersigns, solar, radio, LED/Beep push button.
2. Post- 2" x 14' (includes ground anchor).
3. W11-2 Signs are 30". All signs are FYG.
4. Solar is good.

Greenbelt, MD Crosswalk Upgrades (2024)

Hanover Pkwy & Village Park Dr (LED Blinkersigns)



System Notes

1. Two-way LED Blinkersigns, solar, radio, audible push button.
2. Post- 2" x 14' (includes ground anchor).
3. W11-2 Signs are 30". All signs are FYG.
4. Solar is good.

Greenbelt, MD Crosswalk Upgrades (2024)

Hanover Pkwy & between Village Park Dr / Megan Ln (LED Blinkersigns)



System Notes

1. Two-way LED Blinkersigns, solar, radio, audible push button.
2. Post- 2" x 14' (includes ground anchor).
3. W11-2 Signs are 30". All signs are FYG.
4. Solar is good.

Greenbelt, MD Crosswalk Upgrades (2024)

Hanover Pkwy & Spring Manor Dr (LED Blinkersigns)

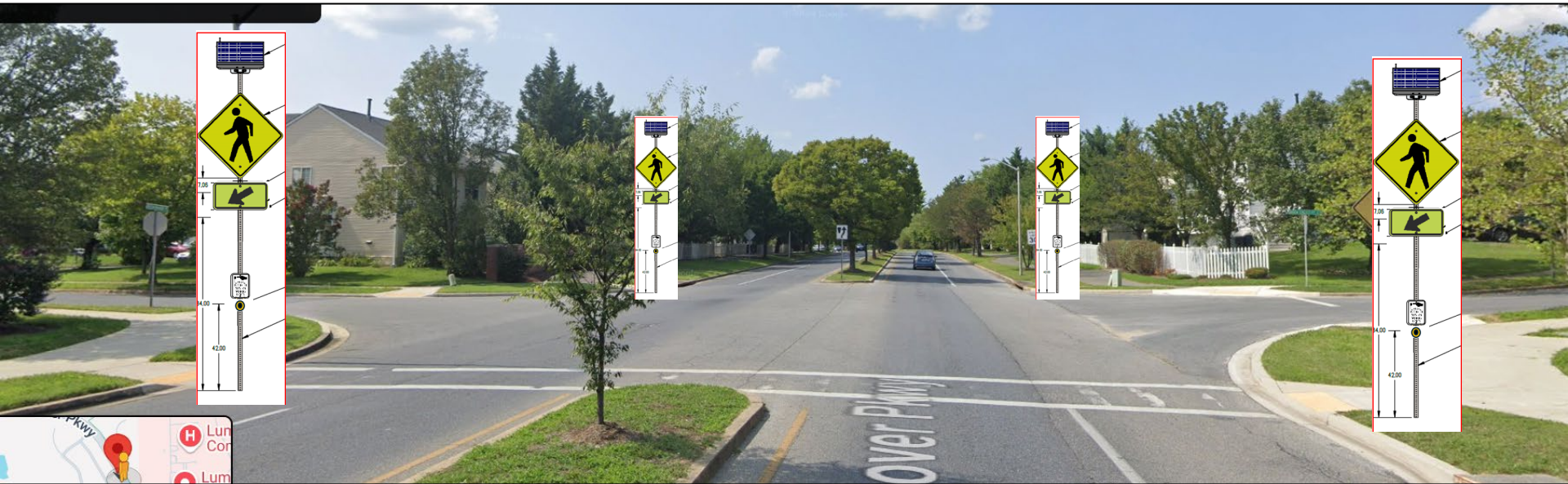


System Notes

1. Two-way LED Blinkersigns, solar, radio, audible push button.
2. Post- 2" x 14' (includes ground anchor).
3. W11-2 Signs are 30". All signs are FYG.
4. Solar is good.

Greenbelt, MD Crosswalk Upgrades (2024)

Hanover Pkwy & Green Manor Pl / Green Crescent Ct (LED Blinkersigns)



System Notes (4-Pole System) All poles can flash together OR in pairs

1. Two-way LED Blinkersigns, solar, radio, audible push button.
2. Post- 2" x 14' (includes ground anchor).
3. W11-2 Signs are 30". All signs are FYG.
4. Solar is good.

10/8/2024

Quoted by: Jim Lampe, Control Technologies Inc.
Quote: 09182024JL_GREENBELT
703.966.2720 lampe@cttraffic.com



TAPCO OMNIA Partners Contract# 2020-200

Ivy Lane & Cherrywood Lane - DS RRFB System							
Item	P/N	Description	Quantity	OMNIA	Ext	Retail	Ext
1	500605	Controller, 12V, 136921, Radio, Polara APS, 30W TOP, No Battery	2	\$1,875.30	\$3,750.60	\$1,974.00	\$3,948.00
2	137480	DUAL 22AH BATTERY PACK HARNESED AND FUSED	2	\$280.25	\$560.50	\$295.00	\$590.00
3	138089	RRFB, Dimmable, Assembly with Universal Mounting Kit	4	\$346.75	\$1,387.00	\$365.00	\$1,460.00
4	144162	Push Button, iNX, No Braille, Yellow Single Arrow, 9"x12" R10-25 Faceplate	2	\$703.00	\$1,406.00	\$740.00	\$1,480.00
5	146153-50	Cable, Bulk, 6C 18AWG, Outdoor/Burial Rated, ICEA E2 Color, 50 foot pre-cut length	1	\$114.00	\$114.00	\$120.00	\$120.00
6	373-05075	W11-2,30"x30"x.080 DG3 FYG,Pedestrian Crossing (Symbol) Fed Spec - Fluorescent Yellow-Green Sign	4	\$118.75	\$475.00	\$140.00	\$560.00
7	373-01757	W16-7PR,24"x12"x.080 DG3 FYG,Down Diagonal Right Arrow (Fed Spec) Sign	2	\$47.50	\$95.00	\$61.00	\$122.00
8	373-01759	W16-7PL,24"x12"x.080 DG3 FYG,Down Diagonal Left Arrow (Fed Spec) Sign	2	\$47.50	\$95.00	\$60.00	\$120.00
9	2793-00001	Post,Square,2"x2"x14' 12 Gauge Full Punched Galvanized Steel	2	\$204.25	\$408.50	\$215.00	\$430.00
10	1603-00008	Post,Square,2.25"x2.25"x3' 12 Gauge Galvanized Anchor Full Punched Galvanized Steel	2	\$38.00	\$76.00	\$40.00	\$80.00
11	1603-00013	Bolt,Corner Bolt for 2.5" Square Posts or smaller	2	\$1.90	\$3.80	\$2.00	\$4.00
12	3177-00001	Nut,5/16-18 Heavy Hex Jam Nut	2	\$0.235	\$0.47	\$0.25	\$0.50
13	142398	Sign Mounting Kit, Back to Back Static Signs For Mounting To Square Posts	4	\$36.10	\$144.40	\$38.00	\$152.00
TOTAL					\$8,516.27		\$9,066.50
Cherrywood Lane North of Springhill Drive - DS RRFB System							
Item	P/N	Description	Quantity	OMNIA	Ext	Retail	Ext
1	500605	Controller, 12V, 136921, Radio, Polara APS, 30W TOP, No Battery	2	\$1,875.30	\$3,750.60	\$1,974.00	\$3,948.00
2	137480	DUAL 22AH BATTERY PACK HARNESED AND FUSED	2	\$280.25	\$560.50	\$295.00	\$590.00
3	138089	RRFB, Dimmable, Assembly with Universal Mounting Kit	4	\$346.75	\$1,387.00	\$365.00	\$1,460.00
4	144162	Push Button, iNX, No Braille, Yellow Single Arrow, 9"x12" R10-25 Faceplate	2	\$703.00	\$1,406.00	\$740.00	\$1,480.00
5	146153-50	Cable, Bulk, 6C 18AWG, Outdoor/Burial Rated, ICEA E2 Color, 50 foot pre-cut length	1	\$114.00	\$114.00	\$120.00	\$120.00
6	373-05075	W11-2,30"x30"x.080 DG3 FYG,Pedestrian Crossing (Symbol) Fed Spec - Fluorescent Yellow-Green Sign	4	\$118.75	\$475.00	\$140.00	\$560.00
7	373-01757	W16-7PR,24"x12"x.080 DG3 FYG,Down Diagonal Right Arrow (Fed Spec) Sign	2	\$47.50	\$95.00	\$61.00	\$122.00
8	373-01759	W16-7PL,24"x12"x.080 DG3 FYG,Down Diagonal Left Arrow (Fed Spec) Sign	2	\$47.50	\$95.00	\$60.00	\$120.00
9	2793-00001	Post,Square,2"x2"x14' 12 Gauge Full Punched Galvanized Steel	2	\$204.25	\$408.50	\$215.00	\$430.00
10	1603-00008	Post,Square,2.25"x2.25"x3' 12 Gauge Galvanized Anchor Full Punched Galvanized Steel	2	\$38.00	\$76.00	\$40.00	\$80.00
11	1603-00013	Bolt,Corner Bolt for 2.5" Square Posts or smaller	2	\$1.90	\$3.80	\$2.00	\$4.00
12	3177-00001	Nut,5/16-18 Heavy Hex Jam Nut	2	\$0.235	\$0.47	\$0.25	\$0.50
13	142398	Sign Mounting Kit, Back to Back Static Signs For Mounting To Square Posts	4	\$36.10	\$144.40	\$38.00	\$152.00
TOTAL					\$8,516.27		\$9,066.50
Hanover Parkway & Greenbrook Drive - DS RRFB System with 1 x Advanced Warning RRFB							
Item	P/N	Description	Quantity	OMNIA	Ext	Retail	Ext
1	500605	Controller, 12V, 136921, Radio, Polara APS, 30W TOP, No Battery	2	\$1,875.30	\$3,750.60	\$1,974.00	\$3,948.00
2	137480	DUAL 22AH BATTERY PACK HARNESED AND FUSED	2	\$280.25	\$560.50	\$295.00	\$590.00
3	138089	RRFB, Dimmable, Assembly with Universal Mounting Kit	4	\$346.75	\$1,387.00	\$365.00	\$1,460.00
4	144162	Push Button, iNX, No Braille, Yellow Single Arrow, 9"x12" R10-25 Faceplate	2	\$703.00	\$1,406.00	\$740.00	\$1,480.00
5	146153-50	Cable, Bulk, 6C 18AWG, Outdoor/Burial Rated, ICEA E2 Color, 50 foot pre-cut length	1	\$114.00	\$114.00	\$120.00	\$120.00
6	373-05075	W11-2,30"x30"x.080 DG3 FYG,Pedestrian Crossing (Symbol) Fed Spec - Fluorescent Yellow-Green Sign	4	\$118.75	\$475.00	\$140.00	\$560.00
7	373-01757	W16-7PR,24"x12"x.080 DG3 FYG,Down Diagonal Right Arrow (Fed Spec) Sign	2	\$47.50	\$95.00	\$61.00	\$122.00
8	373-01759	W16-7PL,24"x12"x.080 DG3 FYG,Down Diagonal Left Arrow (Fed Spec) Sign	2	\$47.50	\$95.00	\$60.00	\$120.00
9	2793-00001	Post,Square,2"x2"x14' 12 Gauge Full Punched Galvanized Steel	2	\$204.25	\$408.50	\$215.00	\$430.00
10	1603-00008	Post,Square,2.25"x2.25"x3' 12 Gauge Galvanized Anchor Full Punched Galvanized Steel	2	\$38.00	\$76.00	\$40.00	\$80.00
11	1603-00013	Bolt,Corner Bolt for 2.5" Square Posts or smaller	2	\$1.90	\$3.80	\$2.00	\$4.00
12	3177-00001	Nut,5/16-18 Heavy Hex Jam Nut	2	\$0.235	\$0.47	\$0.25	\$0.50

13	142398	Sign Mounting Kit, Back to Back Static Signs For Mounting To Square Posts	4	\$36.10	\$144.40	\$38.00	\$152.00
		Advanced Warning RRFB for SB (Wireless activation from main crosswalk- no conduit needed)					
14	500605	Controller, 12V, 136921, Radio, Polara APS, 30W TOP, No Battery	1	\$1,875.30	\$1,875.30	\$1,974.00	\$1,974.00
15	137480	DUAL 22AH BATTERY PACK HARNESSSED AND FUSED	1	\$280.25	\$280.25	\$295.00	\$295.00
16	138089	RRFB, Dimmable, Assembly with Universal Mounting Kit	1	\$346.75	\$346.75	\$365.00	\$365.00
17	373-05075	W11-2,30"x30"x.080 DG3 FYG,Pedestrian Crossing (Symbol) Fed Spec - Fluorescent Yellow-Green Sign	1	\$118.75	\$118.75	\$140.00	\$140.00
18	373-01758	W16-9P,24"x12"x.080 DG3 FYG,Ahead (Fed Spec) Sign	1	\$58.90	\$58.90	\$63.00	\$63.00
19	2793-00001	Post,Square,2"x2"x14' 12 Gauge Full Punched Galvanized Steel	1	\$204.25	\$204.25	\$215.00	\$215.00
20	1603-00008	Post,Square,2.25"x2.25"x3' 12 Gauge Galvanized Anchor Full Punched Galvanized Steel	1	\$38.00	\$38.00	\$40.00	\$40.00
21	1603-00013	Bolt,Corner Bolt for 2.5" Square Posts or smaller	1	\$1.90	\$1.90	\$2.00	\$2.00
22	3177-00001	Nut,5/16-18 Heavy Hex Jam Nut	1	\$0.240	\$0.24	\$0.25	\$0.25
23	142398	Sign Mounting Kit, Back to Back Static Signs For Mounting To Square Posts	2	\$36.10	\$72.20	\$38.00	\$76.00
		TOTAL			\$11,512.81		\$12,236.75
Hanover Parkway & Hunting Ridge - DS 30" W11-2 BlinkerSigns							
Item	P/N	Description	Quantity	OMNIA	Ext	Retail	Ext
1	500605	Controller, 12V, 136921, Radio, Polara APS, 30W TOP, No Battery	2	\$1,875.30	\$3,750.60	\$2,245.00	\$4,490.00
2	137480	DUAL 22AH BATTERY PACK HARNESSSED AND FUSED	2	\$280.25	\$560.50	\$295.00	\$590.00
3	2180-00214DF	BlinkerSign, W11-2, 30", Ped Xing, DG3, FYG, Direct Fire, 8 Amb LEDs	4	\$1,140.00	\$4,560.00	\$1,300.00	\$5,200.00
4	144162	Push Button, INX, No Braille, Yellow Single Arrow, 9"x12" R10-25 Faceplate	2	\$703.00	\$1,406.00	\$740.00	\$1,480.00
6	146153-50	Cable, Bulk, 6C 18AWG, Outdoor/Burial Rated, ICEA E2 Color, 50 foot pre-cut length	1	\$114.00	\$114.00	\$120.00	\$120.00
5	373-01757	W16-7PR,24"x12"x.080 DG3 FYG,Down Diagonal Right Arrow (Fed Spec) Sign	2	\$47.50	\$95.00	\$61.00	\$122.00
7	373-01759	W16-7PL,24"x12"x.080 DG3 FYG,Down Diagonal Left Arrow (Fed Spec) Sign	2	\$47.50	\$95.00	\$60.00	\$120.00
8	2793-00001	Post,Square,2"x2"x14' 12 Gauge Full Punched Galvanized Steel	2	\$204.25	\$408.50	\$215.00	\$430.00
9	1603-00008	Post,Square,2.25"x2.25"x3' 12 Gauge Galvanized Anchor Full Punched Galvanized Steel	2	\$38.00	\$76.00	\$40.00	\$80.00
10	1603-00013	Bolt,Corner Bolt for 2.5" Square Posts or smaller	2	\$1.90	\$3.80	\$2.00	\$4.00
11	3177-00001	Nut,5/16-18 Heavy Hex Jam Nut	2	\$0.235	\$0.47	\$0.25	\$0.50
12	142398	Sign Mounting Kit, Back to Back Static Signs For Mounting To Square Posts	4	\$36.10	\$144.40	\$38.00	\$152.00
		TOTAL			\$11,214.27		\$12,788.50
Hanover Parkway & Village Park Drive - DS 30" W11-2 BlinkerSigns							
Item	P/N	Description	Quantity	OMNIA	Ext	Retail	Ext
1	500605	Controller, 12V, 136921, Radio, Polara APS, 30W TOP, No Battery	2	\$1,875.30	\$3,750.60	\$2,245.00	\$4,490.00
2	137480	DUAL 22AH BATTERY PACK HARNESSSED AND FUSED	2	\$280.25	\$560.50	\$295.00	\$590.00
3	2180-00214DF	BlinkerSign, W11-2, 30", Ped Xing, DG3, FYG, Direct Fire, 8 Amb LEDs	4	\$1,140.00	\$4,560.00	\$1,300.00	\$5,200.00
4	144162	Push Button, INX, No Braille, Yellow Single Arrow, 9"x12" R10-25 Faceplate	2	\$703.00	\$1,406.00	\$740.00	\$1,480.00
5	146153-50	Cable, Bulk, 6C 18AWG, Outdoor/Burial Rated, ICEA E2 Color, 50 foot pre-cut length	1	\$114.00	\$114.00	\$120.00	\$120.00
6	373-01757	W16-7PR,24"x12"x.080 DG3 FYG,Down Diagonal Right Arrow (Fed Spec) Sign	2	\$47.50	\$95.00	\$61.00	\$122.00
7	373-01759	W16-7PL,24"x12"x.080 DG3 FYG,Down Diagonal Left Arrow (Fed Spec) Sign	2	\$47.50	\$95.00	\$60.00	\$120.00
8	2793-00001	Post,Square,2"x2"x14' 12 Gauge Full Punched Galvanized Steel	2	\$204.25	\$408.50	\$215.00	\$430.00
9	1603-00008	Post,Square,2.25"x2.25"x3' 12 Gauge Galvanized Anchor Full Punched Galvanized Steel	2	\$38.00	\$76.00	\$40.00	\$80.00
10	1603-00013	Bolt,Corner Bolt for 2.5" Square Posts or smaller	2	\$1.90	\$3.80	\$2.00	\$4.00
11	3177-00001	Nut,5/16-18 Heavy Hex Jam Nut	2	\$0.235	\$0.47	\$0.25	\$0.50
12	142398	Sign Mounting Kit, Back to Back Static Signs For Mounting To Square Posts	4	\$36.10	\$144.40	\$38.00	\$152.00
		TOTAL			\$11,214.27		\$12,788.50
Hanover Parkway between Village Park Drive & Megan Lane - DS 30" W11-2 BlinkerSigns							
Item	P/N	Description	Quantity	OMNIA	Ext	Retail	Ext
1	500605	Controller, 12V, 136921, Radio, Polara APS, 30W TOP, No Battery	2	\$1,875.30	\$3,750.60	\$2,245.00	\$4,490.00
2	137480	DUAL 22AH BATTERY PACK HARNESSSED AND FUSED	2	\$280.25	\$560.50	\$295.00	\$590.00
3	2180-00214DF	BlinkerSign, W11-2, 30", Ped Xing, DG3, FYG, Direct Fire, 8 Amb LEDs	4	\$1,140.00	\$4,560.00	\$1,300.00	\$5,200.00
4	144162	Push Button, INX, No Braille, Yellow Single Arrow, 9"x12" R10-25 Faceplate	2	\$703.00	\$1,406.00	\$740.00	\$1,480.00
5	146153-50	Cable, Bulk, 6C 18AWG, Outdoor/Burial Rated, ICEA E2 Color, 50 foot pre-cut length	1	\$114.00	\$114.00	\$120.00	\$120.00
6	373-01757	W16-7PR,24"x12"x.080 DG3 FYG,Down Diagonal Right Arrow (Fed Spec) Sign	2	\$47.50	\$95.00	\$61.00	\$122.00
7	373-01759	W16-7PL,24"x12"x.080 DG3 FYG,Down Diagonal Left Arrow (Fed Spec) Sign	2	\$47.50	\$95.00	\$60.00	\$120.00
8	2793-00001	Post,Square,2"x2"x14' 12 Gauge Full Punched Galvanized Steel	2	\$204.25	\$408.50	\$215.00	\$430.00
9	1603-00008	Post,Square,2.25"x2.25"x3' 12 Gauge Galvanized Anchor Full Punched Galvanized Steel	2	\$38.00	\$76.00	\$40.00	\$80.00
10	1603-00013	Bolt,Corner Bolt for 2.5" Square Posts or smaller	2	\$1.90	\$3.80	\$2.00	\$4.00

11	3177-00001	Nut,5/16-18 Heavy Hex Jam Nut	2	\$0.235	\$0.47	\$0.25	\$0.50
12	142398	Sign Mounting Kit, Back to Back Static Signs For Mounting To Square Posts	4	\$36.10	\$144.40	\$38.00	\$152.00
		TOTAL			\$11,214.27		\$12,788.50
Hanover Parkway & Spring Manor Drive - DS 30" W11-2 BlinkerSigns							
Item	P/N	Description	Quantity	OMNIA	Ext	Retail	Ext
1	500605	Controller, 12V, 136921, Radio, Polara APS, 30W TOP, No Battery	2	\$1,875.30	\$3,750.60	\$2,245.00	\$4,490.00
2	137480	DUAL 22AH BATTERY PACK HARNESED AND FUSED	2	\$280.25	\$560.50	\$295.00	\$590.00
3	2180-00214DF	BlinkerSign, W11-2, 30", Ped Xing, DG3, FYG, Direct Fire, 8 Amb LEDs	4	\$1,140.00	\$4,560.00	\$1,300.00	\$5,200.00
4	144162	Push Button, iNX, No Braille, Yellow Single Arrow, 9"x12" R10-25 Faceplate	2	\$703.00	\$1,406.00	\$740.00	\$1,480.00
5	146153-50	Cable, Bulk, 6C 18AWG, Outdoor/Burial Rated, ICEA E2 Color, 50 foot pre-cut length	1	\$114.00	\$114.00	\$120.00	\$120.00
5	373-01757	W16-7PR,24"x12"x.080 DG3 FYG,Down Diagonal Right Arrow (Fed Spec) Sign	2	\$47.50	\$95.00	\$61.00	\$122.00
6	373-01759	W16-7PL,24"x12"x.080 DG3 FYG,Down Diagonal Left Arrow (Fed Spec) Sign	2	\$47.50	\$95.00	\$60.00	\$120.00
7	2793-00001	Post,Square,2"x2"x14' 12 Gauge Full Punched Galvanized Steel	2	\$204.25	\$408.50	\$215.00	\$430.00
8	1603-00008	Post,Square,2.25"x2.25"x3' 12 Gauge Galvanized Anchor Full Punched Galvanized Steel	2	\$38.00	\$76.00	\$40.00	\$80.00
9	1603-00013	Bolt,Corner Bolt for 2.5" Square Posts or smaller	2	\$1.90	\$3.80	\$2.00	\$4.00
10	3177-00001	Nut,5/16-18 Heavy Hex Jam Nut	2	\$0.235	\$0.47	\$0.25	\$0.50
11	142398	Sign Mounting Kit, Back to Back Static Signs For Mounting To Square Posts	4	\$36.10	\$144.40	\$38.00	\$152.00
		TOTAL			\$11,214.27		\$12,788.50
Hanover Parkway & Green Manor Place/Green Crescent Court - DS 30" W11-2 BlinkerSigns (4 pole System)							
Item	P/N	Description	Quantity	OMNIA	Ext	Retail	Ext
1	500605	Controller, 12V, 136921, Radio, Polara APS, 30W TOP, No Battery	4	\$1,875.30	\$7,501.20	\$2,245.00	\$8,980.00
2	137480	DUAL 22AH BATTERY PACK HARNESED AND FUSED	4	\$280.25	\$1,121.00	\$295.00	\$1,180.00
3	2180-00214DF	BlinkerSign, W11-2, 30", Ped Xing, DG3, FYG, Direct Fire, 8 Amb LEDs	8	\$1,140.00	\$9,120.00	\$1,300.00	\$10,400.00
4	144162	Push Button, iNX, No Braille, Yellow Single Arrow, 9"x12" R10-25 Faceplate	4	\$703.00	\$2,812.00	\$740.00	\$2,960.00
5	146153-50	Cable, Bulk, 6C 18AWG, Outdoor/Burial Rated, ICEA E2 Color, 50 foot pre-cut length	2	\$114.00	\$228.00	\$120.00	\$240.00
5	373-01757	W16-7PR,24"x12"x.080 DG3 FYG,Down Diagonal Right Arrow (Fed Spec) Sign	4	\$47.50	\$190.00	\$61.00	\$244.00
6	373-01759	W16-7PL,24"x12"x.080 DG3 FYG,Down Diagonal Left Arrow (Fed Spec) Sign	4	\$47.50	\$190.00	\$60.00	\$240.00
7	2793-00001	Post,Square,2"x2"x14' 12 Gauge Full Punched Galvanized Steel	4	\$204.25	\$817.00	\$215.00	\$860.00
8	1603-00008	Post,Square,2.25"x2.25"x3' 12 Gauge Galvanized Anchor Full Punched Galvanized Steel	4	\$38.00	\$152.00	\$40.00	\$160.00
9	1603-00013	Bolt,Corner Bolt for 2.5" Square Posts or smaller	4	\$1.90	\$7.60	\$2.00	\$8.00
10	3177-00001	Nut,5/16-18 Heavy Hex Jam Nut	4	\$0.235	\$0.94	\$0.25	\$1.00
11	142398	Sign Mounting Kit, Back to Back Static Signs For Mounting To Square Posts	8	\$36.10	\$288.80	\$38.00	\$304.00
		TOTAL			\$22,428.54		\$25,577.00
FREIGHT		Freight for above	1		\$3,750.00		\$3,750.00
		TOTAL			\$99,580.97		\$110,850.75

Notes:

- 1 Freight: see above
- 2 Terms: NET 30 days (pending credit review)
- 3 Lead Time: 5-7 weeks typical, ARO
- 4 Installation is not included
- 5 Onsite support & training by local technician is available for final connections, programming and possible troubleshooting

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Jaime Fearer

Submitting Department: Planning

Item Type: OTHER BUSINESS

Agenda Section: OTHER BUSINESS - 60 minutes (8:45 - 9:45 p.m.)

Subject:

Authorizing the City Manager to Execute a Contract with Shannon-Baum Signs & Graphics, Inc. for Static Signs and Flex Posts

Suggested Action:

Reference: Memorandum RE Shannon-Baum, J. Fearer, 10/09/2024

Shannon-Baum_CITY OF GREENBELT 10-3-24_Quote

This contract utilizes a portion of the \$320,000 of ARPA funds allocated for Pedestrian and Bicycle Master Plan Implementation and Improvements. Staff recommends that City Council authorize the City Manager to execute a contract with Shannon-Baum for \$12,859.57. This will allow the City to utilize ARPA funds to install static traffic calming signage and flex posts in support of Pedestrian and Bicycle Master Plan Implementation and Improvements.

Approval of this item on the consent agenda will indicate Council's intent to authorize the City Manager to execute the contract with Shannon-Baum.

Attachments:

[24-1009_Shannon-Baum_Quote_Staff Memo_Final.pdf](#)

[Shannon-Baum_CITY OF GREENBELT 10-3-24_Quote.pdf](#)



MEMORANDUM

TO: City Council

FROM: Jaime Fearer, AICP, Assistant Director of Planning

VIA: Terri Hruby, AICP, Director of Planning & Community Development

DATE: October 9, 2024

RE: City Council Approval – Authorizing the City Manager to Execute a Contract with Shannon-Baum Signs & Graphics, Inc. for Static Signs and Flex Posts

Background

The City Council previously approved the list of proposed ARPA-funded Pedestrian and Bicycle Projects at their October 9, 2023, regular meeting. Since then, staff have been working to finalize project details and secure quotes from both materials and services vendors in order to utilize the \$320,000 of ARPA funds allocated for Pedestrian and Bicycle Master Plan Implementation and Improvements.

Staff received quotes for static traffic calming signage and flex posts from multiple vendors, and identified Shannon-Baum Signs & Graphics, Inc. (Shannon-Baum) as the preferred vendor. Shannon-Baum offers competitive pricing and is on the City's Negotiated Purchase List.

General Information

Staff received a quote of \$12,859.57 from Shannon-Baum for static traffic calming signage and flex posts. The quote is based on the list of improvements previously approved by the Council.

Recommendation

Staff recommends that City Council authorize the City Manager to execute a contract with Shannon-Baum for \$12,859.57. This will allow the City to utilize ARPA funds to install static traffic calming signage and flex posts in support of Pedestrian and Bicycle Master Plan Implementation and Improvements.

Attachments

- Shannon-Baum quote, October 3, 2024

QUOTE

SHANNON-BAUM SIGNS & GRAPHICS, INC. Since 1950

105 Competitive Goals Drive
Eldersburg, Maryland 21784
(410) 781-4000 Fax (410) 781-4673

A MD & DE CERTIFIED MINORITY COMPANY



TO: City of Greenbelt
Attn: Jaime S. Fearer

Ship To:

SALESPERSON	SHIPPING VIA	INQUIRY DATE	ESTIMATED SHIPPING DATE	F.O.B	PAYMENT TERMS	VALID FOR
Denise Baum	Our Delivery	8/30/2024	TBD	Destination	Net 30 Days	15 days

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Note: The following do not include installation. Delivery is included		
18.00	static signage, W11-2 30x30x080 FL Yellow-Green D/G	\$ 100.00	\$ 1,800.00
10.00	W16-7P (left) 24x12x080 FL Yellow-Green D/G	\$ 32.00	\$ 320.00
10.00	W16-7p(right) 24x12x080 FL Yellow-Green D/G	\$ 32.00	\$ 320.00
4.00	W17-1 Speed Hump 30x30x080 FL Yellow D/G	\$ 100.00	\$ 400.00
19.00	R1-6A FYG WITH 8"x8" FIXED BASE IN STREET PED SIGN W/ANCHOR KIT	\$ 364.25	\$ 6,920.75
34.00	FLEX POSTS/DELINEATORS 36" WHITE	\$ 77.00	\$ 2,618.00
34.00	BUTYL PADS	\$ 8.98	\$ 305.32
3.00	GALLONS OF EPOXY (COVERS 16 UNITS PER GALLON)	\$ 58.50	\$ 175.50

SUBTOTAL \$ 12,859.57

SALES TAX

TOTAL \$ 12,859.57

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Jaime Fearer

Submitting Department: Planning

Item Type: OTHER BUSINESS

Agenda Section: OTHER BUSINESS - 60 minutes (8:45 - 9:45 p.m.)

Subject:

Authorizing the City Manager to Execute a Contract with Ennis-Flint by PPG Traffic Solutions for Thermoplastic Markings

Suggested Action:

Reference: Memorandum RE Ennis-Flint, J. Fearer, 10/09/2024

00288259 MD CITY OF GREENBELT 9-3-24.Pdf rev_EnnisFlint-PPG_QUOTE

This contract utilizes a portion of the \$320,000 of ARPA funds allocated for Pedestrian and Bicycle Master Plan Implementation and Improvements. Staff recommends that City Council authorize the City Manager to execute a contract with Ennis Flint for \$76,542.97. This will allow the City to utilize ARPA funds to install thermoplastic markings in support of Pedestrian and Bicycle Master Plan Implementation and Improvements.

Approval of this item on the consent agenda will indicate Council's intent to authorize the City Manager to execute the contract with Ennis-Flint.

Attachments:

[24-1009_Ennis-Flint_Quote_Staff Memo_Final.pdf](#)

[00288259 MD CITY OF GREENBELT 9-3-24.Pdf rev_EnnisFlint-PPG_QUOTE.Pdf](#)



MEMORANDUM

TO: City Council

FROM: Jaime Fearer, AICP, Assistant Director of Planning

VIA: Terri Hruby, AICP, Director of Planning & Community Development

DATE: October 9, 2024

RE: City Council Approval – Authorizing the City Manager to Execute a Contract with Ennis-Flint by PPG Traffic Solutions for Thermoplastic Markings

Background

The City Council previously approved the list of proposed ARPA-funded Pedestrian and Bicycle Projects at their October 9, 2023, regular meeting. Since then, staff have been working to finalize project details and secure quotes from both materials and services vendors in order to utilize the \$320,000 of ARPA funds allocated for Pedestrian and Bicycle Master Plan Implementation and Improvements.

Staff received quotes for thermoplastic markings from multiple vendors, and identified Ennis-Flint by PPG Traffic Solutions (Ennis-Flint) as the preferred vendor. Ennis-Flint offers competitive pricing and is on the City's Negotiated Purchase List.

General Information

Staff received a quote of \$76,542.97 from Ennis-Flint for thermoplastic markings. The quote is based on the list of improvements previously approved by the Council.

Recommendation

Staff recommends that City Council authorize the City Manager to execute a contract with Ennis-Flint for \$76,542.97. This will allow the City to utilize ARPA funds to install thermoplastic markings in support of Pedestrian and Bicycle Master Plan Implementation and Improvements.

Attachments

- Ennis-Flint quote, September 3, 2024

To: Fax or Email:

<< QUOTE >>



Ennis-Flint, Inc.
 Flint Trading Division
 4161 Piedmont Parkway, Suite 370
 Greensboro, NC 27410
 United States of America
 (800) 331-8118

PAGE 1

QUOTE DATE 9/3/2024
 QUOTE NO 00288259
 CURRENCY ID USD

S 00612
 O CITY OF GREENBELT / MD
 L Accounts Payable Dept.
 D 25 Crescent Road
 T Greenbelt, MD 20770--189
 O

S 00612-1
 H CITY OF GREENBELT
 I FRANK KELLAHER
 P 555 CRESCENT ROAD
 T GREENBELT, MD 20770
 O

CONTRACT NUMBER

TOTAL DUE 76,542.97

CSSR	SLS1	SLS2	DUE DATE	DISC DUE DATE	ORDER NO	ORDER DATE	SHIP DATE	SHIP NO
PL	01		10/3/2024	9/3/2024	00288259	9/3/2024		

TERMS DESCRIPTION	CUSTOMER PO NO	SHIP VIA	INCOTERMS
Net 30 Days	QUOTE		CPT

ITEM ID	LOCATION	QUANTITY	UOM	QUOTE PRICE	EXT QUOTE PRICE
8431064 PM125WH Q30' BD 12" WHITE LINE	FLINT01	140.000000	PACK	130.900000	18,326.00
PMSK6902767L PMSK90LG/WH SK/VG 48"x84" LFT BIKE SYMBOL BOX PANEL Q1 LG=BIKE LANE GREEN SKID ONLY BCKGRD, WH=VIZI GRIP SYMBOL MUTCD 2009***PM SP SEALER REQUIRED/ INCLUDED IN PRICE***	FLINT01	5.000000	PACK	201.810000	1,009.05
PM602005-5PK PM90WH Q5 VG 6' x 2' STR. ARROW 2009 MUTCD SPECIFICATION	FLINT01	1.000000	PACK	254.170000	254.17
8230126HS PM125WH Q2 VG 6' HUMP SYM	FLINT01	3.000000	PACK	120.750000	362.25
PM600722L PM90BK/WH VG Q1 LFT BIKE/CHEVRON W/ W/ BK CONT 4' x10' SHARED LANE SYMBOLS ***PM SP SEALER REQUIRED/ INCLUDED IN PRICE***	FLINT01	185.000000	PACK	305.900000	56,591.50
EF2PART2 EF 300/600 2 PART SEALER 2 2 TUBES/ 100 SQ. FT. COVERAGE HS CODE 3907.30.0000 HS CODE 3815.90.5000	FLINT01	2.000000	PACK	0.000000	0.00

To: Fax or Email:

<< QUOTE >>



Ennis-Flint, Inc.
Flint Trading Division
4161 Piedmont Parkway, Suite 370
Greensboro, NC 27410
United States of America
(800) 331-8118

PAGE 2

QUOTE DATE 9/3/2024
QUOTE NO 00288259
CURRENCY ID USD

S 00612
O CITY OF GREENBELT / MD
L Accounts Payable Dept.
D 25 Crescent Road

T Greenbelt, MD 20770--189
O

S 00612-1
H CITY OF GREENBELT
I FRANK KELLAHER
P 555 CRESCENT ROAD
GREENBELT, MD 20770

T
O

CONTRACT NUMBER

TOTAL DUE 76,542.97

CSSR	SLS1	SLS2	DUE DATE	DISC DUE DATE	ORDER NO	ORDER DATE	SHIP DATE	SHIP NO
PL	01		10/3/2024	9/3/2024	00288259	9/3/2024		

TERMS DESCRIPTION	CUSTOMER PO NO	SHIP VIA	INCOTERMS
Net 30 Days	QUOTE		CPT

ITEM ID	LOCATION	QUANTITY	UOM	QUOTE PRICE	EXT QUOTE PRICE
D	FLINT01	1.000000	NA	0.000000	0.00

Order Notes
QUOTE ONLY
Prepared by: PAM LATTA
PLATTA@PPG.COM
336-308-3802

TAXABLE	NONTAXABLE	FREIGHT	SALES TAX	CC Fee	TOTAL
0.00	76,542.97	0.00	0.00	0.00	76,542.97

All sales are subject to the Ennis-Flint, Inc. Standard Terms and Conditions of Sale. A copy can be found on the Ennis-Flint website, currently at <https://www.ennisflint.com/terms-conditions>. For remittance by credit card, a 3% transaction fee will be assessed. Discounts do not apply to Freight and Other Miscellaneous Charges.

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Jaime Fearer

Submitting Department: Planning

Item Type: OTHER BUSINESS

Agenda Section: OTHER BUSINESS - 60 minutes (8:45 - 9:45 p.m.)

Subject:

Authorizing the City Manager to Execute a Contract with Next Day Concrete & Masonry, Inc. for Concrete Work on Pedestrian Curb Ramps

Suggested Action:

Reference: Memorandum RE Next Day Concrete, J. Fearer, 10/09/2024

24-1003_proposal for Greenbelt_Next Day Concrete_QUOTE

This contract utilizes a portion of the \$320,000 of ARPA funds allocated for Pedestrian and Bicycle Master Plan Implementation and Improvements. Staff recommends that City Council authorize the City Manager to execute a contract with Next Day Concrete not to exceed \$17,500. This will allow the City to utilize ARPA funds to complete concrete work in support of Pedestrian and Bicycle Master Plan Implementation and Improvements as budget allows, and address contingencies during construction.

Approval of this item on the consent agenda will indicate Council's intent to authorize the City Manager to execute the contract with Next Day Concrete.

Attachments:

[24-1009_Next Day Concrete_Quote_Staff Memo_Final.pdf](#)

[24-1003_proposal for Greenbelt_Next Day Concrete_QUOTE.pdf](#)



MEMORANDUM

TO: City Council

FROM: Jaime Fearer, AICP, Assistant Director of Planning

VIA: Terri Hruby, AICP, Director of Planning & Community Development

DATE: October 9, 2024

RE: City Council Approval – Authorizing the City Manager to Execute a Service Contract with Next Day Concrete & Masonry, Inc. for Concrete Work on Pedestrian Curb Ramps

Background

The City Council previously approved the list of proposed ARPA-funded Pedestrian and Bicycle Projects at their October 9, 2023, regular meeting. Since then, staff have been working to finalize project details and secure quotes from both materials and services vendors in order to utilize the \$320,000 of ARPA funds allocated for Pedestrian and Bicycle Master Plan Implementation and Improvements.

Planning staff worked with Public Works to identify a concrete contractor able to work on a project of this scope and scale, and Next Day Concrete & Masonry, Inc. (Next Day Concrete) is on the City's Negotiated Purchase List. Planning staff has met with the contractor in the field to discuss the project parameters.

General Information

Staff proposes that the City Council authorize the City Manager to execute a contract with Next Day Concrete for concrete construction services not to exceed \$17,500. Next Day Concrete will provide concrete construction services at five (5) locations to install new pedestrian curb ramps and associated sidewalk, curb, and gutter improvements based on the list previously approved by City Council. The cost estimate from Next Day Concrete is based on the list of improvements previously approved by the Council and totals \$15,850. However, in order to provide budgeting flexibility and address any contingencies that could occur during construction, staff recommends authorizing a contract not to exceed \$17,500.

Concrete Work Locations

Concrete work will be done at the following five (5) locations:

- Southway south of Crescent Road
- 31-33 Court Ridge Road
- Between 33 and 35 Court Ridge Road
- Pathway adjacent to 43F Ridge Road
- Hillside Road north of Crescent Road

Recommendation

Staff recommends that City Council authorize the City Manager to execute a contract with Next Day Concrete not to exceed \$17,500. This will allow the City to utilize ARPA funds to complete concrete work in support of Pedestrian and Bicycle Master Plan Implementation and Improvements as budget allows, and address contingencies during construction.

Attachments

- Next Day Concrete quote, October 3, 2024



6910 96th Ave Lanham MD 20706

MHIC License #130887

Ask for: Williams Roque

Contact Info: Phone # (301) 537-3263

Email: nextdayconcrete@yahoo.com

www.nextdayconcrete.net

Proposal for: concrete work pedestrian ramps

October 3, 2024

To: City of Greenbelt

-Based on the meeting and going through the work that is needed we will work on 5 different locations.

-Removing and installing concrete ramps.

-Concrete will be 4,000 psi reinforced with wire mesh and broom finish.

-Concrete ramp will have 2% once u enter pedestrian pad and 8% slope up.

-Install yellow pedestrian pads on each ramp.

-Install yellow caution tape once work is finished.

Total labor and materials:\$15,850.00

(this price includes removing a ramp and concrete curb we talked about)

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Jaime Fearer

Submitting Department: Planning

Item Type: OTHER BUSINESS

Agenda Section: OTHER BUSINESS - 60 minutes (8:45 - 9:45 p.m.)

Subject:

Authorizing the City Manager to Execute a Contract with VMP Construction Company, Inc. for Installation of Raised Crosswalks

Suggested Action:

Reference: Memorandum RE VMP, J. Fearer, 10/09/2024

Proposal No6273_VMP_QUOTE

This contract utilizes a portion of the \$320,000 of ARPA funds allocated for Pedestrian and Bicycle Master Plan Implementation and Improvements. Staff recommends that City Council authorize the City Manager to execute a contract with VMP not to exceed \$20,000. This will allow the City to utilize ARPA funds to complete concrete work in support of Pedestrian and Bicycle Master Plan Implementation and Improvements as budget allows, and address contingencies during construction.

Approval of this item on the consent agenda will indicate Council's intent to authorize the City Manager to execute the contract with VMP.

Attachments:

[24-1009_VMP_Quote_Staff Memo_Final.pdf](#)

[Proposal No6273_VMP_QUOTE.pdf](#)



MEMORANDUM

TO: City Council

FROM: Jaime Fearer, AICP, Assistant Director of Planning

VIA: Terri Hruby, AICP, Director of Planning & Community Development

DATE: October 9, 2024

RE: City Council Approval – Authorizing the City Manager to Execute a Contract with VMP Construction Company, Inc., for Installation of Raised Crosswalks

Background

The City Council previously approved the list of proposed ARPA-funded Pedestrian and Bicycle Projects at their October 9, 2023, regular meeting. Since then, staff have been working to finalize project details and secure quotes from both materials and services vendors in order to utilize the \$320,000 of ARPA funds allocated for Pedestrian and Bicycle Master Plan Implementation and Improvements.

Planning staff worked with Public Works to identify a contractor able to work on a project of this scope and scale, and VMP Construction Company, Inc. (VMP) is on the City's Negotiated Purchase List.

General Information

Staff proposes that the City Council authorize the City Manager to execute a contract with Next Day Concrete for asphalt construction services not to exceed \$20,000. VMP will provide asphalt construction services to install two (2) new raised crosswalks based on the list previously approved by City Council. The cost estimate from VMP is based on the list of improvements previously approved by the Council and totals \$19,000. However, in order to provide budgeting flexibility and address any contingencies that could occur during construction, staff recommends authorizing a contract not to exceed \$20,000.

Raised Crosswalk Locations

The two raised crosswalks will be installed on Ridge Road, between Southway and Westway, at the existing street-level crosswalks to the east of the marked crosswalk at Mishkan Torah.

Recommendation

Staff recommends that City Council authorize the City Manager to execute a contract with VMP not to exceed \$20,000. This will allow the City to utilize ARPA funds to complete asphalt construction in support of Pedestrian and Bicycle Master Plan Implementation and Improvements as budget allows, and address contingencies during construction.

Attachments

- VMP quote, September 9, 2024



VMP Construction Company, Inc.

9635 Annapolis Road, Lanham, MD 20706

Office: 301-306-4410 – Fax: 301-306-4412

e-mail: vmpci06@gmail.com

September 9, 2024

Proposal No. 6273

The City of Greenbelt

555 Crescent Road

Greenbelt, Maryland 20770-1886

Attn: Brian Kim/Assistant Director of Public Works

email: bkim@greenbeltmd.gov

Ref: City Of Greenbelt - Installation of (2) crosswalks on Riggs Rd

Description	Quantity	Unit	Unit Price	Amount
Installation of Crosswalks (40" x 12.5")	2	EACH	9,500.00	\$ 19,000.00
			Total	\$ 19,000.00

Note: This price includes MOT Sawcut , Expose Dibris, and Labor Material

Respectfully

Valter Ramos

President

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: OTHER BUSINESS

Agenda Section: OTHER BUSINESS - 60 minutes (8:45 - 9:45 p.m.)

Subject:

Authorizing the City Manager to Execute a Contract with Carpet Land, for Installation of Carpet for Municipal Building Second Floor

Suggested Action:

Reference: Proposal

Recarpeting the Municipal Building 2nd floor. The second floor of the municipal building will have new 2x2 carpet tiles installed matching the new carpet in the HR/Finance suite. ARPA funding, specifically from the Implementation of the Space Study Project, is being used to fund these renovations.

The grant total cost of the project is \$35,784.00. The project consist of five phases.

Phase #1: Administrative Offices - \$11,477.00

Phase #2: Corridors & Steps at End of Corridor to Outside - \$5,829.00

Phase #3: Council Chambers - \$8,932.00

Phase #4: Stairway from Second Floor to Basement - \$4,365.00

Phase #5: Four Offices Across from Council Chambers - \$5,181.00

Approval of this item on the consent agenda will indicate Council's intent to authorize the City Manager to execute the contract with Carpet Land for \$35,784.00.

Attachments:

[CityGreenbeltSecond Floor Administration Offices REVISED 2.pdf](#)

RESIDENTIAL AND COMMERCIAL • WALL TO WALL CARPET RUGS • REMNANTS • VINYL FLOORS

Corporate Offices (410) 744-8570



Commercial Department (410) 744-7805

6432 BALTIMORE NATIONAL PIKE
BALTIMORE, MD. 21228-9962

FAX BID.....FAX BID.....FAX BID.....FAXBID.....FAX BID

Page One of Two

DATE: August 27, 2024 Revised #2

TO ESTIMATING DEPARTMENT: City of Greenbelt

C/o: Mr. Richard Sorzano

**RE: Second Floor Administration Offices, 25 Crescent Rd., Greenbelt, Md.
INSTALLATION OF NEW CARPET AT MUNICIPAL BUILDING**

DATE OF PLANS: Physically Measured

ADDENDUMS:

SALES/USE TAX: Sales Tax Exempt

SCOPE OF WORK:

FURNISH & INSTALL: Carpet Land to furnish and install Shaw's Kinetic/ one color to be decided and 4 inch Traditional Cove Base. All work to be performed after regular working hours and in four phases.

Phase #1 Administrative Offices.....	\$ 9,935.00
1. Add if CL moves furniture.....	1,087.00
2. Add if CL takes up and dispose of existing carpet.....	455.00
TOTAL PHASE 1.....	\$ 11,477.00
Phase #2 Corridors & Steps @ End of Corridor to Outside ...	\$ 5,580.00
1. Add if CL takes up and dispose of existing carpet....	249.00
TOTAL PHASE 2.....	\$ 5,829.00
Phase #3 Council Chambers.....	\$ 7,638.00
1. Add if CL moves furniture.....	909.00
2. Add if CL takes up and disposes of existing carpet...	385.00
TOTAL PHASE 3.....	\$ 8,932.00
Phase #4 Stairway from Second Floor to Basement.....	\$ 4,190.00
1. Add if CL takes up and disposes of existing carpet...	175.00
TOTAL PHASE 4.....	\$ 4,365.00
Phase #5 Four Offices across from Council Chambers.....	\$ 4,488.00
1. Add if CL moves furniture.....	488.00
2. Add if CL takes up and dispose of existing carpet.....	205.00
TOTAL	\$ 5,181.00

TOTAL PRICE (Base Bid) = \$ 35,784.00

Page Two of Two

Notes: All desk tops are to be cleared and packed away prior to moving of furniture. Electronics, glass and breakables are to be removed from areas by the customer before Carpet Land's moving of furniture and installation. If there are any five drawer cabinets in the area, the customer must remove the top two drawers- we can then move the cabinets. Any loose items and papers need to be boxed prior to our arrival so they can be moved.

PRICES ARE GOOD FOR 30 DAYS EXCLUDING INDUSTRY INCREASES

UNLESS OTHERWISE STATED, ALL PRICE QUOTES ARE SUBJECT TO CARPET LAND'S STANDARD CREDIT PROCEDURES AND/OR REVIEW OF CONTRACT, BY CARPET LAND OFFICERS, WITH WORDING FOR PAYMENT OF STORED MATERIALS IN OUR INSURED WAREHOUSE.

STANDARD EXCLUSIONS: LIQUIDATED DAMAGES, COST OF P & P BONDS, UNION RATES, CRANE & HOISTING, DOOR TRIMMING, FLOOR PREP & FLASH PATCH AND CLEANING, WAXING, PROTECTING & VACUMMING FINISHED FLOORS, MOISTURE & ALKALINE TESTS.

NOTE: PATTERN MATCHING OF CARPET CAN ONLY BE WARRANTED WITHIN INDUSTRY STANDARDS AND MANUFACTURING TOLERANCES.

OTHER EXCLUSIONS:

1. Carpet Land excludes cleaning, polishing and protection of flooring.
2. Carpet Land excludes leveling of floors and moisture mitigation of concrete.

PERSON TO CONTACT: Michael C. McComas
PHONE #410-744-8570 EX 6
FAX #410-747-2750

ACCEPTED BY: _____
DATE: _____

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: OTHER BUSINESS

Agenda Section: OTHER BUSINESS - 60 minutes (8:45 - 9:45 p.m.)

Subject:

Reappointment to Advisory Board/Committee

Suggested Action:

Reference: Reappointment Survey

Erica Hernandez has expressed her willingness to continue serving on the Greenbelt Advisory Committee on Environmental Sustainability (Green ACES).

Approving this item on the consent agenda will indicate the Council's intention to reappoint Ms. Hernandez to a new term.

Attachments:

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: OTHER BUSINESS

Agenda Section: OTHER BUSINESS - 60 minutes (8:45 - 9:45 p.m.)

Subject:

Anacostia Trails Heritage Area (ATHA) - FY25 Annual Dues from City of Greenbelt

Suggested Action:

Approval of this item on the consent agenda will indicate Council's intent to authorize the City Manager to payment of membership dues to ATHA for \$6,230.25.

Attachments:

[ATHA-Greenbelt-FY25 Municipal Dues Invoice.pdf](#)

City Council Agenda Item Report

Meeting Date: October 14, 2024

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: OTHER BUSINESS

Agenda Section: OTHER BUSINESS - 60 minutes (8:45 - 9:45 p.m.)

Subject:

ARPA - BIRF Grant Award - Greenbelt Cinema

Suggested Action:

Reference: Memorandum, T. George, 10/14/2024

Approval of this item on the consent agenda will indicate the Council's intent to approve \$35,000 in ARPA BIRF Grant Funding.

Attachments:

[ARPA BIRF Funding Memo Oct 14 Council Meeting v1 10-14-24.pdf](#)

CITY OF GREENBELT, MARYLAND

OFFICE OF THE CITY MANAGER

25 CRESCENT ROAD, GREENBELT, MD. 20770



MEMORANDUM

To: City Council
From: Tim George via Josué Salmerón
Date: October 14, 2024
RE: ARPA – BIRF Grant Award – Greenbelt Cinema

A staff review panel consisting of the City Manager, Assistant City Manager, and Economic Development Manager has reviewed and approved the following ARPA BIRF grant award for the Greenbelt Cinema. The funding for this award is within the previously approved allocations from City Council. This memo is intended to clarify the award and provide transparency for the grant recipient funding. This application was submitted in July 2024 prior to the commencement of ARPA reallocation discussions. The final decision was delayed while the Greenbelt Cinema secured the requisite documentation.

Greenbelt Cinema

Purpose: The Greenbelt Cinema was profoundly affected by the COVID-19 pandemic and was forced to close for over a year. During that time, no revenue was earned and their customer base sought other entertainment options/venues. They have made great strides in recovering from the pandemic, but their attendance numbers continue to lag from pre-pandemic levels, putting strain on their ability to break even. Their studio contracts require them to be open seven days a week, but the attendance numbers do not support that cost, so until they can draw in new audiences at sufficient numbers, they will continue to run a deficit.

Brief program/project description: These funds will help the Cinema provide by augmenting their revenue stream to allow for continuing training to their staff, marketing support to attract greater numbers of patrons, and necessary funding to keep their partnerships with the City of Greenbelt camps active.

Estimate of Greenbelt Residents Being Served: The Greenbelt Cinema serves the greater Greenbelt community, provides usage to the City for special events, including their Employee Town Halls, and provides other community-based services.

Review Team Recommendation: Approve \$35,000 in ARPA BIRF Grant funding.