

# State of Maryland

## 2016 Prior Authorization Fact Sheet

<b>(1) Senate Sponsor</b>	<b>(2) House Sponsor</b>	<b>(3) Project Name</b>
Sen. Gladden	Del. Rosenberg	Roland Water Tower Stabilization
<b>(4) Jurisdiction</b>		<b>(5) Contact Information</b>
Baltimore City		Name: Mary Page Michel Email: mpmichel@aol.com Phone: 4104934725
<b>(6) Legislator Request</b>		
Extend the grant termination date from December 1, 2015, to June 1, 2019. Change the grantee to the Roland Park Community Foundation.		
<b>(7a) Original Senate Bond Bill</b>	<b>(8a) Original House Bond Bill</b>	
	hb0028 of 2012	
<b>(7b) Senate Chapter</b>	<b>(8b) House Chapter</b>	
	Ch. 444 Item: ZA03(S)	
<b>(7c) Senate Prior Authorization</b>	<b>(8c) House Prior Authorization</b>	

**(9) In your own words, please describe in detail the project's background and your need for a prior authorization.**

The Purpose of the Bond Bill is to stabilize and restore the Roland Water Tower, a Baltimore City Landmark building listed on the National Register of Historic Places and placed on the Endangered Maryland list in 2011.

In 2009, the City determined that the exterior of the Tower was dangerous to the public and enclosed the tower and its environs with a tall chain-link fence. The foundations and structural components of the tower are sound, but the exterior walls, roof and belvedere, and interior belvedere floor and stairs require stabilization work to prevent further deterioration. The upper area is open to the elements, accelerating deterioration and presenting a serious health hazard to the neighborhood because of the buildup of bird excrement throughout the building.

The project consists of three stand-alone phases. Phase 1: Stabilization and substantial restoration of the building; Phase 2: Construction of a neighborhood park around the tower; and Phase 3: Construction of an interior space for neighborhood historic displays. We are concerned today with Phase 1.

The first request for a prior authorization is to extend the deadline for the funds to be encumbered. The Restoration of the Roland Water Tower has made great strides in many respects. The Roland Park Community Foundation raised the \$250,000 in matching funds. The Roland Park Community paid for the interior of the Tower to be cleaned and sanitized. This was necessary before we could let anyone in the building. More than 300 bags of pigeon dung was removed. Baltimore City agreed to reallocate to the restoration project \$337,000 in funds that had been set aside to demolish the Tower. Because the Roland Water Tower once supplied water to Hampden, the ownership of the Tower was in the Department of Public Works. The Roland Water Tower stopped providing water in the 1930's. Historic properties in Baltimore City are owned by the Department of General Services(DGS). The Tower was transferred from the Department of Public Works to the Department of General Services, with the commitment of \$337,000 from the Department of Public Works in 2013. This transfer took quite a long time to accomplish. Once transferred, DGS and the Roland Park Community sought ways to implement the project. Meanwhile the deadline for encumbering the State funds passed.

The second request is to change the grantee organization. The Baltimore City Department of General Services(DGS) and the Roland Park Community Foundation have partnered on this project from the beginning. The request is to have the Roland Park Community Foundation take on the lead role with greater responsibility for getting the project done as well as for the fundraising. The procurement guidelines of the Department of General Services requires full funding of a project before it can be started. The cost projection of the project that DGS is using exceeds the amount that has been raised from the State, the City and privately through the Roland Park Community Foundation(\$837,000). We believe that the only way to move the project forward is for the Roland Park Community Foundation to take on an increased role, while still working closely with the City Department of General Services.

**(10) If you are requesting an extension of the date upon which evidence of a matching fund must be presented to the Board of Public Works, please explain the need for the extension. When do you expect to raise the requisite amount of matching funds, if at all?**

**(11) If you are requesting a modification of the type of matching funds (e.g., real property, in-kind contributions, or prior funds expended) that can be used to meet your match, or are requesting the matching fund requirement be changed from an equal match to unequal match or removed altogether, please explain why the change is necessary.**

**(12) If you are requesting an extension of the date upon which the bond funds must be expended or encumbered by the Board of Public Works, please explain the need for an extension. When do you expect to expend or encumber the funds?**

Since the 2012 Bond Bill was awarded, the Roland Park Community Foundation spent \$37,000 to have the interior of the Roland Water Tower cleaned and sanitized. Workers in hazard material suits swept and scrubbed and filled more than 300 bags with bird excrement and dirt. They also secured the building with screens so the birds could not get back in. This was the first step in the restoration and allowed contractors, architects and all those involved in the restoration work to gain safe access to the building.

Because the Roland Water Tower provided water to the community, the building was the responsibility of the Department of Public Works. However, most monuments in the City are the responsibility of the Department of General Services. DGS expressed a willingness to have the Roland Water Tower transferred to it, but only if the transfer was accompanied by some funding. The Department of Public Works agreed to transfer the funds set aside to demolish the tower. Both Departments needed to sign off on the transfer, which took many months. The transfer had to be approved by the Board of Estimates, which again took many months. The transfer was completed on March 27th, 2013. The Board of Estimates approved the transfer of \$337,000 from the Department of Public Works to the Department of General Services for the restoration of the Tower, subject to a management agreement.

In 2013, the Department of General Services met dozens of times with the architecture firm of Ziger Snead. The fire marshal walked the building and established occupancy requirements. Ultimately however, Ziger-Snead and DGS could not reach an agreement on fees.

In 2014, DGS turned to Whitney Bailey Cox & Magnani, LLC (WBCM) for the engineering work. In the meantime, DGS and the Roland Park Community Foundation worked on a management agreement to divide the project up into phases with shared responsibility. DGS recommended that RPCF retain the engineer. In late 2014, WBCM could not reach an agreement with the Roland Park Community Foundation. Since 2015, RPCF has been working with a different engineer and we anticipate completing design this year, with construction following.

An extension of time is needed to complete the project. The team has worked incredibly hard and made great strides but we need an extension of time until January 2019.

**(13) If you are requesting to use the funds for another purpose or to expand the scope of the project, please explain the reason and need for the change.**

**(14) If you are requesting to modify the name of the grantee organization, add another grantee organization, or remove a grantee organization, please explain the reason and need for the change. If applicable, do those organizations being added or removed as grantee consent to the change?**

The Baltimore City Department of General Services and the Roland Park Community Foundation have been working closely on this project from the very beginning. DGS does not usually manage public-private projects and it has very strict procurement guidelines, one of which forbids them to start a project without having projected funds. They are used to controlling projects, from design through construction and all funding. This is absolutely required for them to be successful. However, in this case, they cannot start the project until they have all the funds. Their initial estimates suggest the project may be \$925,000, more than \$837,000 which has been raised from the State Bond Bill, the City funds and the Roland Park Community Foundation. Roland Park Community Foundation cannot raise more funds until we know how much is necessary. We won't know how much is necessary until we have the cost estimate done but the City cannot have the cost estimate completed until they have all the funds in the bank. We are stuck and the change of grantee allows us more flexibility in completing the project. The City has agreed to this shift in grantee.

**(15) If this is an emergency bill, please explain the need for such action.**