

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2007 Legislative Session

Bill No. CB-37-2007

Chapter No. 21

Proposed and Presented by The Chairman (by request – County Executive)

Introduced by Council Members Exum, Harrington, Dean and Bland

Co-Sponsors _____

Date of Introduction September 25, 2007

BILL

1 AN ACT concerning

2 Contract Approvals

3 For the purpose of approving the lease of certain improvements by Prince George’s County and a
4 memorandum of understanding concerning the renovation of public housing sites.

5 WHEREAS, pursuant to Section 819 of the Charter for Prince George’s County, Maryland,
6 the County Council must approve all multiyear contracts exceeding an aggregate of Five
7 Hundred Thousand Dollars (\$500,000.00); and

8 WHEREAS, the County desires to lease certain office space with adjacent bays able to
9 accommodate large vehicles inside the facility and having adequate parking area appurtenant to
10 the improvements for use by Homeland Security in connection with its’ provision of necessary
11 maintenance, servicing and support for the County mobile radio equipment and radio system
12 pursuant to the terms and conditions contained herein as Attachment “A”; and

13 WHEREAS, the County has identified a suitable property to lease with approximately
14 20,164 rentable square feet of office and related space located at 4621 Boston Way in Lanham,
15 Maryland from Southgate Washington, LLC; and

16 WHEREAS, the County desires to lease certain office space with adjacent bays able to
17 accommodate large vehicles inside the facility and having adequate parking area appurtenant to
18 the improvements for use by the Washington Area Vehicle Enforcement (“WAVE”) team to
19 process recovered cars for trace and forensic evidence pursuant to the terms and conditions
20 contained herein as Attachment “B”; and

21 WHEREAS, the County has identified a suitable property to lease with approximately

1 24,000 rentable square feet of office and related space located at 4621 Boston Way in Lanham,
2 Maryland from Southgate Washington, LLC; and

3 WHEREAS, the County desires to lease certain office and adjacent warehouse space
4 suitable for use as an evidence storage facility by the Prince George’s County Police Department
5 pursuant to the terms and conditions contained herein as Attachment “C”; and

6 WHEREAS, the County has identified a suitable property to lease with approximately
7 26,636 rentable square feet of office and related space located at 4400 Forbes Boulevard in
8 Lanham, Maryland from Oxbridge at Lanham, LC; and

9 WHEREAS, the County desires to lease certain office space in a building for use by the
10 Office of the Sheriff for its’ headquarters pursuant to the terms and conditions contained herein
11 as Attachment “D”; and

12 WHEREAS, the County has identified a suitable property to lease with approximately
13 26,201 rentable square feet of office space located at 5303 Chrysler Way in Upper Marlboro,
14 Maryland from Pyles-Chrysler Way, LLC; and

15 WHEREAS, the County desires to lease certain office space in a building for use by the
16 Office of the Sheriff for its’ overflow administrative offices pursuant to the terms and conditions
17 contained herein as Attachment “E”; and

18 WHEREAS, the County has identified a suitable property to lease with approximately
19 25,132 rentable square feet of office space located at 1601 McCormick Drive, Largo, Maryland
20 from New Boston Inglewood I, LLC; and

21 WHEREAS, the County desires to enter into a Memorandum of Understanding (“MOU”)
22 with the Housing Authority of Prince George’s County, whereby the Housing Authority will
23 serve as the Project Manager of the renovation of certain public housing sites, as described in
24 Attachment “F”; now therefore

25 SECTION 1. BE IT ENACTED by the County Council of Prince George’s County,
26 Maryland that the contracts described in Attachments “A”, “B”, “C”, “D”, “E”, and “F” be and
27 the same are hereby approved, pursuant to Section 819 of the Charter.

28 SECTION 2. BE IT FURTHER ENACTED that the County Executive is hereby
29 authorized to make any modifications, adjustments, corrections or any other changes as may be
30 necessary to finalize any of these contracts in any manner the County Executive may deem
31 necessary or proper but not altering their substance.

1 SECTION 3. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45)
2 calendar days after it becomes law.

Adopted this 16th day of October, 2007.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Camille A. Exum
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: _____

BY: _____
Jack B. Johnson
County Executive

ATTACHMENT A

PROJECT INFORMATION SHEET
Homeland Security
Lease of
4621 Boston Way, Suite B
Lanham, Maryland

COUNCILMANIC DISTRICT 5

AGENCY: HOMELAND SECURITY

LANDLORD: FR SOUTHGATE WASHINGTON, LLC, A MARYLAND LIMITED LIABILITY COMPANY

PROPERTY ADDRESS: 4621 Boston Way in Lanham, Maryland

TAX ACCOUNT NUMBER 20-2183234

PROJECT DESCRIPTION: Lease of 20,164 rentable square feet of office and adjacent bays in a warehouse style building capable of accommodating large vehicles inside the facility. The leased space will be used to provide necessary servicing and support for County mobile radio equipment and radio system infrastructure. Lease includes adjacent parking area.

TERM: Seven (7) years *commencing on December 1, 2007.*

RENT*:	December 1, 2007 to November 30, 2008	\$149,818.52	\$12,484.88
	December 1, 2008 to November 30, 2009	\$154,313.08	\$12,859.42
	December 1, 2009 to November 30, 2010	\$158,942.47	\$13,245.21
	December 1, 2010 to November 30, 2011	\$163,710.74	\$13,642.56
	December 1, 2011 to November 30, 2012	\$168,622.06	\$14,051.84
	December 1, 2012 to November 30, 2013	\$173,680.73	\$14,473.39
	December 1, 2013 to November 30, 2014	\$178,891.15	\$14,907.60

NEIGHBORHOOD/
LOCALITY: Lanham

* utilities paid separately by the County.

ATTACHMENT B

PROJECT INFORMATION SHEET
Prince George’s County Police Department
Lease of
4621 Boston Way, Suite A
Lanham, Maryland

COUNCILMANIC DISTRICT 5

AGENCY: PRINCE GEORGE’S COUNTY POLICE DEPARTMENT

LANDLORD: FR SOUTHGATE WASHINGTON, LLC.

PROPERTY ADDRESS: 4621 Boston Way, Lanham, MD 20706

TAX ACCOUNT NUMBER 20-2183234

PROJECT DESCRIPTION: Lease of 24,000 rentable square feet of office and adjacent bays in a warehouse style building capable of accommodating recovered cars inside the facility. The leased space will be used to provide space for the WAVE team to process recovered cars for trace and forensic evidence. Lease includes use of adjacent parking area in common with other tenants.

TERM: Seven (7) years *commencing on December 1, 2007.*

RENT*:	December 1, 2007 to November 30, 2008	\$225,000.00	\$18,750.00
	December 1, 2008 to November 30, 2009	\$231,750.00	\$19,312.50
	December 1, 2009 to November 30, 2010	\$238,702.50	\$19,891.88
	December 1, 2010 to November 30, 2011	\$245,863.58	\$20,886.63
	December 1, 2011 to November 30, 2012	\$253,239.49	\$21,103.29
	December 1, 2012 to November 30, 2013	\$260,836.67	\$21,736.39
	December 1, 2013 to November 30, 2014	\$268,661.77	\$22,388.48

NEIGHBORHOOD/
LOCALITY: Lanham

* utilities paid separately by the County.

ATTACHMENT C
PROJECT INFORMATION SHEET
Prince George’s County Police Department
Lease of
4400 Forbes Boulevard
Lanham, Maryland

COUNCILMANIC DISTRICT 5

AGENCY: PRINCE GEORGE’S COUNTY POLICE DEPARTMENT

LANDLORD: OXBRIDGE DEVELOPMENT AT LANHAM, LC.

PROPERTY ADDRESS: 4400 Forbes Boulevard, Lanham, MD 20706

TAX ACCOUNT NUMBER 13-1442003

PROJECT DESCRIPTION: Lease of 26,636 rentable square feet of office and adjacent warehouse space capable of accommodating evidence files inside the facility. The leased space will be used as an evidence storage facility by the Prince George’s County Police. Lease includes use of adjacent parking area in common with other tenants.

TERM: Seven (7) years *commencing on December 1, 2007.*

RENT*:	December 1, 2007 to November 30, 2008	\$364,913.20	\$30,409.43
	December 1, 2008 to November 30, 2009	\$374,948.31	\$31,245.69
	December 1, 2009 to November 30, 2010	\$385,259.39	\$32,104.95
	December 1, 2010 to November 30, 2011	\$395,854.02	\$32,987.84
	December 1, 2011 to November 30, 2012	\$406,740.01	\$33,895.00
	December 1, 2012 to November 30, 2013	\$417,925.36	\$34,827.11
	December 1, 2013 to November 30, 2014	\$429,418.31	\$35,784.86

NEIGHBORHOOD/
LOCALITY: Lanham

* utilities used outside of regular business hours billed separately and paid by the County.

ATTACHMENT D
PROJECT INFORMATION SHEET
Office of the Sheriff
Lease of
5303 Chrysler Way
Upper Marlboro, Maryland

COUNCILMANIC DISTRICT 6

AGENCY: OFFICE OF THE SHERIFF

LANDLORD: PYLES-CHRYSLER, LLC.

PROPERTY ADDRESS: 5303 Chrysler Way, Upper Marlboro, MD 20774

TAX ACCOUNT NUMBER: 03-0197939

PROJECT DESCRIPTION: Lease of 26,201 square feet of office space in a building for use by the Sheriff’s Department for its’ headquarters. Lease includes use of adjacent parking area in common with other tenants.

TERM: Seven (7) years *commencing on December 1, 2007.*

RENT:	December 1, 2007 to November 30, 2008	\$573,801.90	\$47,816.83
	December 1, 2008 to November 30, 2009	\$588,146.95	\$49,012.25
	December 1, 2009 to November 30, 2010	\$602,850.62	\$50,237.55
	December 1, 2010 to November 30, 2011	\$617,921.89	\$51,493.49
	December 1, 2011 to November 30, 2012	\$633,369.93	\$52,780.83
	December 1, 2012 to November 30, 2013	\$649,204.18	\$54,100.35
	December 1, 2013 to November 30, 2014	\$665,434.29	\$55,452.86

NEIGHBORHOOD/
LOCALITY: Lanham

* utilities paid separately by the County.

ATTACHMENT E
PROJECT INFORMATION SHEET
Office of the Sheriff
Lease of
1601 McCormick Drive
Largo, Maryland

COUNCILMANIC DISTRICT 6

AGENCY: OFFICE OF THE SHERIFF

LANDLORD: NEW BOSTON INGLEWOOD I LLC.

PROPERTY ADDRESS: 1601 McCormick Drive, Largo, MD 20774

TAX ACCOUNT NUMBER: 13-1425834

PROJECT DESCRIPTION: Lease of 25,132 square feet of office space in a building for use by the Sheriff’s Department for its’ overflow administrative offices. Lease includes use of adjacent parking area in common with other tenants.

TERM: Two (2) years *commencing on January 1, 2008.*

RENT:	January 1, 2008 to December 31, 2008	\$458,659.00	\$38,221.58
	January 1, 2009 to December 31, 2009	\$472,418.77	\$39,368.23

NEIGHBORHOOD/
LOCALITY: Lanham

* utilities paid separately by the County.

ATTACHMENT F
TERM SHEET
Memorandum of Understanding
Public Housing Renovations

PARTIES: Prince George’s County, Maryland and Housing Authority for Prince George’s County, Maryland

PURPOSE: Housing Authority to serve as Project Manager for Renovation Projects described in Attachment “F1” by managing and supervising the procurement of renovation and related services, monitoring the activities of all vendors, ensuring all vendors are paid in a timely manner, and providing quarterly reimbursement invoices to the County.

Office of Management and Budget to oversee the fiscal management of the Renovation Funds allocated to the Housing Authority.

PROJECT BUDGET: \$910,000.00, appropriated pursuant to CB-24-2006.

TERM: July 1, 2006 to June 30, 2008

RENOVATION PROJECT: See Attachment “F1”

ATTACHMENT F1
HOUSING AUTHORITY – RENOVATION PROJECTS

Project	Owens Road	Cottage City Towers	Kimberly Gardens	Marlborough Towne	Rollingcrest Village	Coral Gardens	Total
Replace in-line gate valve system	\$59,000	\$50,000					
Riser and main valve							
Replace centralized valve systems with individual shut-off valves			\$25,000	\$32,000	\$20,000		
Replace front doors						\$32,000	
Reconfigure & reconstruct parking lot					\$65,000		
Replace heat pump and air handlers						\$46,000	
Replace selected roof downspouts and gutters				\$44,000			
Replace refuse collection fencing			\$20,000				
Replace selected deteriorated structural walls			\$95,000				
Replace refuse collection system	\$24,000						
Correct water penetration on front canopy	\$20,000						
Replace and upgrade roof, exhaust and air handlers	\$18,000	\$18,000					
Replace asphalt and sidewalk			\$91,000				
Correct storm water drainage systems					\$25,000		
Replace external windows with "E" I" glass					\$53,000		
Replace rear patio fences						\$24,000	
Replace underground water lines			\$74,000	\$75,000			
Subtotal	\$121,000	\$68,000	\$305,000	\$151,000	\$163,000	\$102,000	\$910,000