WASHINGTON SUBURBAN SANITARY COMMISSION

AGENDA
REGULAR MEETING
WEDNESDAY, MARCH 19, 2025

ITEM	TIME

OPEN SESSION - Commission Auditorium
Updated 3/14: Attachments added to 11G and 19A

Call to Order - 10:00 AM

Pledge of Allegiance

Mission/Vision Statements
Mission/Vision Statements
Information
Mission Vision Promise.pdf

1. **Approval of Agenda**
   Vote

2. **Approval of Minutes**
   Vote
   A. **February 19, 2025 Minutes**
      Vote

3. **Retirees**

4. **Commissioner's Comments**

5. **Public Comments**

6. **Office of the Inspector General (OIG)**
   A. **OIG Monthly Activity Report** 10:20 AM
      Information
      3.6.25_OIG FEB Summary of Activities for MAR 2025

7. **Corporate Secretary**
   A. **Monthly Report** 10:30 AM
      Information
      CS Report March

8. **Ethics Office**
   - A. **Ethics Office Monthly Report - February 2025** 10:35 AM
     Information
     Ethics Monthly Update - Mar 2025.pdf

9. **General Manager's Office**
   - A. **Monthly Report** 10:40 AM
     Information
     GM Presentation March Meeting
     March 2025 Commission Performance Report

10. **Customer Service**
    - A. **Customer Service Performance Indicators Report** 11:40 AM
      Information
      Customer Service Performance March Meeting
      Customer Service Metrics Report for Mar 2025

11. **Engineering & Construction**
    - A. **48541 - Water Master Planning and Facility Planning** 12:00 PM
      Vote
      Commission Package 48541 - Water Master Planning and Facility Planning
    - B. **48452 - Wastewater Master Planning and Facility Planning**
      Vote
      Commission Package 48542 - Wastewater Master Planning and Facility Planning
    - C. **48443 - Landscaping and Restoration Services**
      Vote
      Commission Package 48443 -Landscaping and Restoration Service
    - D. **48553 - Cheltenham Avenue Water Main Replacement**
      Vote
      Commission Package 48553 - Cheltenham Avenue Water Main Replacement
    - E. **48433 - White Oak Water Main Replacement**
      Vote
      Commission Package 48433 - White Oak Water Main Replacement
    - F. **48426 - Leland Street Large Valve Vault Replacement**
      Vote
      Commission Package 48426 - Leland Street Large Valve Vault Replacement
    - G. **Maryland Department of Environment Funded Sewer Projects**
      Information
      MDE Funded Sewer Projects March

12. **Finance**
    - A. **Front Foot Benefit Charge Appeals Hearing Date and Hearing Officer Selection** 1:00 PM
      Vote
      Front Foot Benefit Hearing
    - B. **Reappointment of Employee Members to the WSSC Employees'**

Retirement Plan Board of Trustees
Vote
Commission Package - March 2025 - Appoint Board Members

13. **General Counsel's Office**
    A. **Resolution 2025-2387 to Authorize Condemnation for an Easement** 1:10 PM
    Vote
    Commission Summary Sheet
    Resolution 3-6-25 Blakeney
    Appraisal Blakeney 7900 Penn Randall--All easements

14. **General Services**
    A. **17094-Option Term No.1 Roof Replacement Services** 1:20 PM
    Vote
    COMMISSION PACKAGE 17094-OT1 - Roof Replacement Services

15. **Information Technology**
    A. **136649 - Workspace Service and Security/Performance Analytics** 1:30 PM
    Vote
    Commission Package 136649 - Workspace Service and Security Performance Analytics

16. **Intergovernmental Relations**
    A. **Legislative Update** 1:40 PM
    Information
    Legislative Update 3.12.25.pdf
    B. **HB1195 - Washington Suburban Sanitary Commission - Membership, Transparency, Billing, and Planning (WSSC Transparency and Reform Act of 2025)**
    Information
    Commission Summary
    HB 1195 Final Amended Reprint
    HB1195 Reprint 2-13-25

17. **Operational Reliability and Resilience**
    A. **Operational Performance Report** 1:55 PM
    Information
    Operational Performance Report March

18. **Performance & Accountability**
    A. **Enterprise Risk Management Report** 2:15 PM
    Information
    Enterprise Risk Management March

19. **Utility Services**
    A. **25097-Option Term No. 1 Flow Monitoring Services** 2:30 PM
    Vote
    25097 - Flow Monitoring Systems
    B. **17079 - Option Term No. 1 Transmission Main Specialized Repair**

Services
Vote
Commission Package 17079 - Transmission Main Specialized Repair Services

20. Commission Office

A. Other Post Employment Benefits Committee (OPEB) 2:45 PM
Information

B. Employees' Retirement Board of Trustees
Information

21. Adjournment of Open Session
Vote - 3:00 PM

22. CLOSED SESSION
Closed pursuant to Maryland Code Annotated, General Provisions Article, Title 3, Open Meetings Act, Subtitle 3, Open Meetings Requirements - Closed Sessions: Section 3-305(b)(13) to approve the February 19, 2025 Closed Session Minutes; Sections 3-305(b)(7) & (8) to receive legal advice from counsel and discuss with counsel and staff potential litigation; and Section 3-305(b)(15) to discuss cybersecurity where public discussion would constitute a risk to: security assessments or deployments; network security information; or deployments or implementation of security personnel, critical infrastructure, or security devices.

Future Meetings / Events of Note
March 26, 2025 - Employees' Retirement Board of Trustees Meeting, 2:00PM
April 9, 2025 - WSSC Board of Ethics Meeting, 1:00PM
April 16, 2025 - WSSC Monthly Commission Meeting, 10:00AM
see wsscwater.com/events for more details

Strategic Plan for

Our Smart One Water Future

WSSCWATER
DELIVERING THE ESSENTIAL

Vision

In every home, in every business, we make everything possible by ensuring access to dependable and safe water for everyday life.

Smart One Water Mission

WSSC Water ensures all communities thrive by ethically delivering safe, reliable and sustainable water and wastewater services.

Promise

Continue the legacy of treasuring our water, customers and employees through dedicated service for current and future generations.

Values

Just. Accountable. Caring. Community-Focused. Excellent. Trustworthy.



34 Objectives to Navigate Team H_2O to Our Smart One Water Future



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Summary of Activities Report

Office of the Inspector General

Jon T. Rymer, Inspector General

March 19, 2025



Agenda

- OIG Audit Activities Dashboard
- Management Action Plans Dashboard
- Audit Finding Risk Categories
- System Development Charges Audits Status
- Fraud, Waste and Abuse Training
- Q&A



Affordability & Financial Viability Optimizing Operations

OIG Audit Activities Dashboard

PROJECTS	FY25 QUARTER 1			FY25 QUARTER 2			FY25 QUARTER 3		
	July	August	September	October	November	December	January	February	March
FY20 DC Water - Blue Plains O&M Billing	→	→	→	→	→	→	→	→	
FY20 DC Water - Multi-Jurisdiction User Facility Billing	→	→	→	→	→	→	→	→	
FY21 DC Water - Blue Plains O&M Billing	→	→	→	→	→	→	→	→	
FY21 DC Water - Multi-Jurisdiction User Facility Billing	→	→	→	→	→	→	→	→	
FY22 DC Water - Blue Plains O&M Billing	→	→	→	→	→	→	→	→	
NIST Cybersecurity Framework	→	→	→	→	→	→	→	→	
Contract Close-out Audit			→	→	→	→	→	→	
Police Division Safety and Training Audit			→	→	→	→	→	→	
I.T. Physical and Environmental Security Audit			→	→	→	→	→	→	
Year-end Payroll Audit			→	→	→	→	→	→	
Customer Service (High Bill/Water Leaks) Audit				→	→	→	→	→	
Annual P-Card Review							→	→	

Planning Phase →
Fieldwork Phase →
Reporting Phase →

Management Action Plans Dashboard

Month Ending February 28, 2025			
Department	Corrective Actions		
	Implemented Pending OIG Verification	Open	Total
Utility Services Department		2	2
Finance Department		1	1
Human Resources Office	1	3	4
Customer Services Department	1		1
TOTAL	2	6	8

	Color Key
	Remediation is due within 30 days for at least 1 issue.

Audit Finding Risk Categories

RISK CATEGORIES	DESCRIPTION
HIGH	Critical control weaknesses (i.e., exceptions to regulations, policies, procedures and/or rules).
MEDIUM	Control deficiencies which impair the Commission's ability to initiate, authorize, record, process, or report data.
LOW	Less significant efficiency and effectiveness control enhancement matters which are captured in management memorandums.
Note: Categorization is subject to auditor judgment and other contributing factors.	



Asset Management and Infrastructure Reliability

System Development Charges Audits Status

FISCAL YEAR 2025	Quarter 1			Quarter 2			Quarter 3		
	July	August	September	October	November	December	January	February	March
Calm Retreat, DA6662A19	→	→	→	→	→	→	→	→	
Westphalia Town Center, Pt. 1A, DA4599B07	▲	▲	▲	▲	▲	▲	▲	▲	
Pulte Homes, DA3267A02	▲	▲	▲	▲	▲	▲	▲	▲	

AWAITING INFO →

INACTIVE ▲



Workforce Development & Culture

Fraud, Waste and Abuse Training

The OIG provided Fraud, Waste and Abuse (FWA) virtual training to 17 new WSSC employees in February 2025, to familiarize them with FWA protocols as part of the new employee orientation process.

We received, referred, investigated and resolved complaints from the FWA Hotline alleging misuse of Commission resources and operations.

FWA Hotline: (877) 842-6823
Online: www.reportlineweb.com/wssc



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Questions?

Washington Suburban Sanitary Commission
Office of the Commission

Report of the Corporate Secretary
February 12, 2025 – March 12, 2025

Key Metrics:

- **Customer Refund Hearings**
- **Customer Calls/Emails & Resolutions**

Refund Hearings.

There were no refund hearings held in February or March.

Current numbers including requests filed through March 11:

- 3 pending request *(1 in February)*
  - 0 are 6 months or older *(0 in February);*
  - 2 new requests opened in February;
  - 1 hearing is scheduled for April.
- Total refund amount requested: $32,440.04 *($10,000 in February)*

Customer Calls/Emails

Since the last Commission meeting, the office received the following inquiries from customers:

- Phone calls: 0
- Emails: 4
- Letters: 0
- Total: 4

By County:

- Montgomery: 0
- Prince George's: 3
- Unknown: 1

Ethics Program Update – February 2025

Board of Ethics Meetings held on 2/12/2025

- 4 Open Session Items
- 5 Closed Session Items

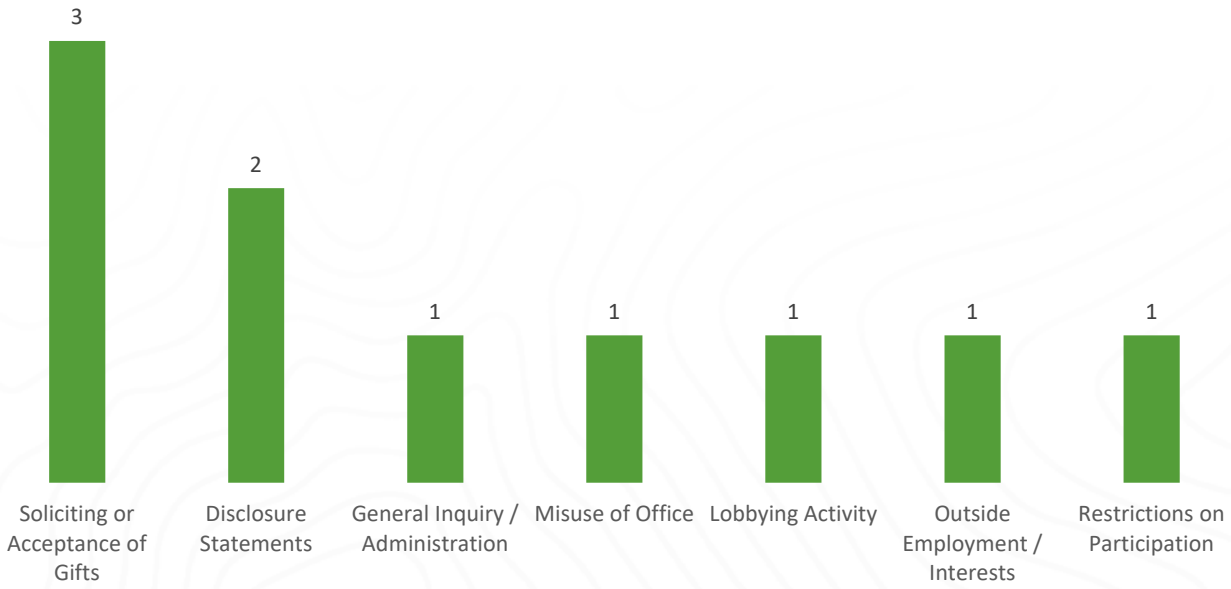
Ethics Training given on 2/3 and 2/18/2025

- 16 new employees received in-person Ethics training as part of the onboarding process

Guidance

#EthicsQuestions, phone, walk-ins, etc.

The Ethics Office provided guidance on a total of 10 inquiries in February 2025



General Manager's Report







March 19, 2025

Kishia L. Powell
General Manager/CEO



Customer Engagement & Partnerships

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Office of Strategic Partnerships & Community Impact

- Establishing a new office focused on building strategic partnerships and measuring outcomes and positive community impact to strengthen WSSC Water's position as an anchor institution
- This office will reside in our External Affairs Branch and will be led by Courtney Edmonds

Priority Areas include:

- Workforce Development Partnerships

CHESAPEAKE WATER WORKFORCE NETWORK
Career Pathways in the Water Sector

US Water Alliance

- Project Outreach
- Environmental Justice
- Economic Development/Impact
- Corporate Social Responsibility











What's Your PIPE TYPE? Helping Homeowners Go Lead-Free.

$34 million

Protecting Public Safety

$3 million

Habitat for Humanity

$9 million

Assisting Those in Need

Montgomery County Partnership:
Worlds of Work

Worlds of Work is a groundbreaking career exploration experience, providing students with hands on exposure to diverse career paths and industries

March 17, 18 and 20 – More than 2,500 Middle School Students from Montgomery County Public Schools expected to attend

WSSC Water is partnering with Montgomery County Public Schools, WorkSource Montgomery, Montgomery College and Montgomery County Career Advising Program on the inaugural MOCO CAP Worlds of Work Event

MOCO CAP WOW WORLDS OF WORK™

Maryland's Largest School District
MONTGOMERY COUNTY PUBLIC SCHOOLS
Expanding Opportunity and Unleashing Potential

MONTGOMERY COLLEGE

MONTGOMERY COUNTY MOCO CAP CAREER ADVISING PROGRAM

WorkSource MONTGOMERY
Connecting Employers & Job Seekers



Workforce Development & Culture

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Spotlight: Human Resources Office

Human Resources Department recruits and hires top talent for Team H_2O while managing benefits and programs that support employee retention

Oversees compensation, EEO/DEI, training, and recruiting, as well as provides counseling on workplace issues

Major initiative completed with Total Rewards Compensation Study. Over 75 follow up 1-on-1 meetings

MyLife Well-Being provided warm meals and messages during the brutal winter weather



Women of WSSC Water

March is Women's History Month. Here's to all the outstanding women throughout WSSC Water - from the front lines to our plants, facilities, depots and support center - who are leading, mentoring and making a difference daily.



Hong Kong – Shenzhen, China – Singapore – Gold Coast, Australia – Geelong, Australia – Melbourne, Australia

Future Water Leaders Tour

10 Days
Filled with site visits to give a comprehensive look at the modern water sector

On the Move
Included grey, green and blue infrastructure, some of the most advanced technology the global water sector currently has to offer

Water's Future
Showcased a full spectrum of what is currently possible and what the future might look like in the water industry

Leadership Changes

Retiring



Tom Kuczynski, CIO



Joe Bergstrom, Police Chief

Newly Appointed

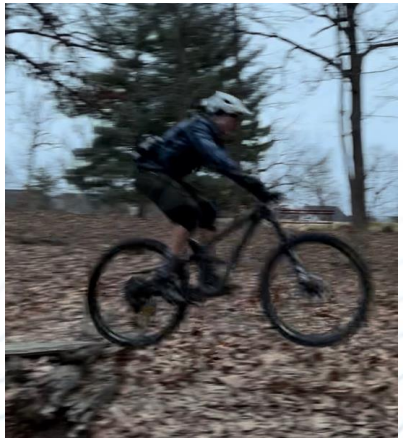


Priscilla To, DORR Director



Ben Thompson,
Acting Production Chief

Continuing to jump into action!



Chuck Brown,
Communications Director



Asset Management & Infrastructure Reliability

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AMI Symposium

WSSC Water and Isle Inc., held an Advanced Metering Infrastructure Symposium on February 20, to listen, learn and exchange information on enhanced metering with industry experts and utility peers.

Maryland
Department of the Environment

Each County in Maryland is required by State law to have a comprehensive plan that addresses water supply and sewerage system needs for at least a **10-year period into the future.**

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20-Year System-Wide
Master Plans &
10-Year **Facility Plans**

Highest-Priority Projects
Identified using risk & resilience-based prioritization process

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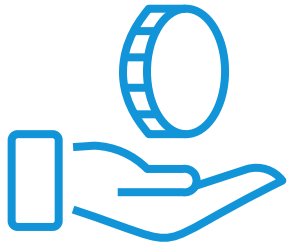
Capital Improvements Program (**CIP**)

10-Year Comprehensive Water Supply & Sewerage Systems Plan



Affordability & Financial Viability

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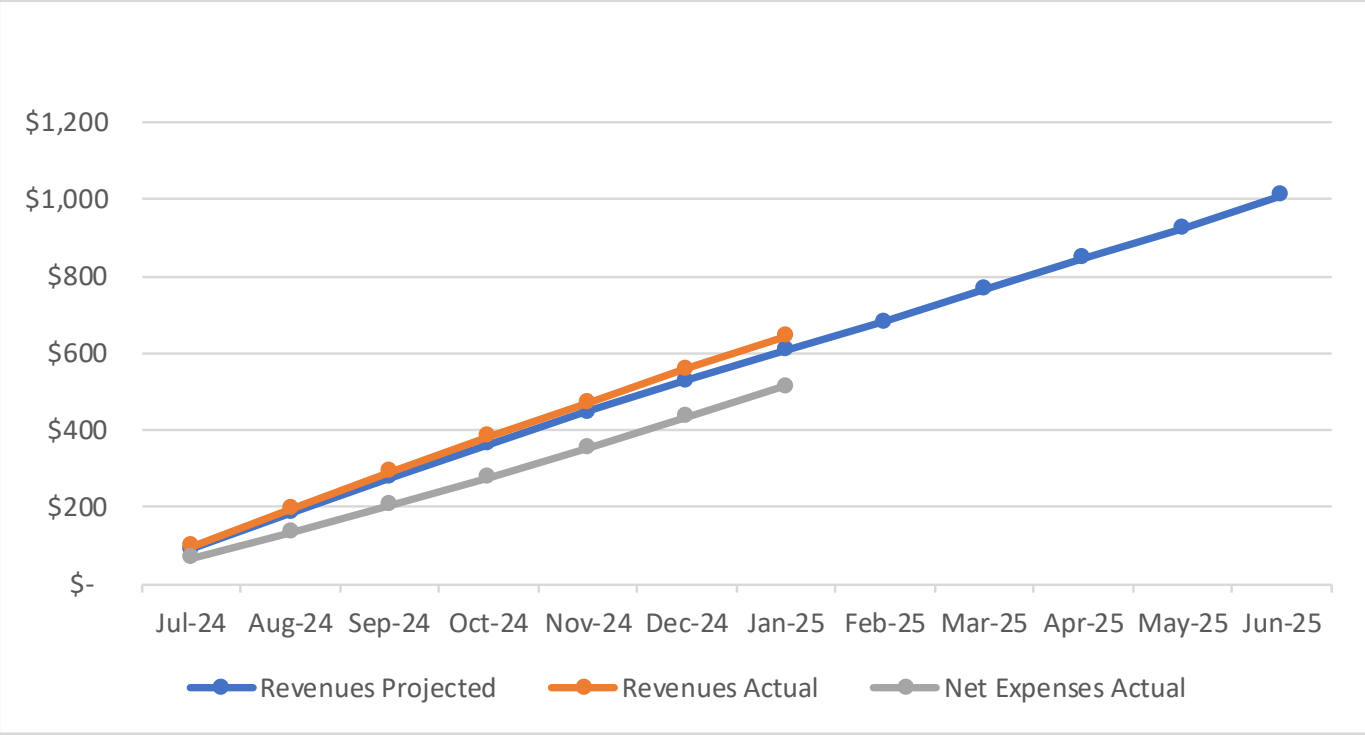
Financial Management



Fiscal Year 2025			
Month	Revenues		Net Expenses
	Projected	Actual	Actual
Jul-24	$ 92	$ 98	$ 67
Aug-24	$ 184	$ 196	$ 134
Sep-24	$ 276	$ 293	$ 206
Oct-24	$ 364	$ 385	$ 277
Nov-24	$ 448	$ 471	$ 354
Dec-24	$ 530	$ 559	$ 434
Jan-25	$ 608	$ 643	$ 513
Feb-25	$ 683		
Mar-25	$ 766		
Apr-25	$ 847		
May-25	$ 924		
Jun-25	$ 1,009		

Budget Process

SAG Resolution Passed
October 2024

Commission Approval to Transmit the FY26 Preliminary Proposed Budget
December 18, 2024

Transmittal of Preliminary FY26 Budget to Counties
January 15, 2025

Public Hearings on FY26 Preliminary Proposed Budgets
January 29, 2025 (Montgomery)
February 4, 2025 (Prince George's)

Commission Approval to transmit the FY26 Proposed Budget
February 19, 2025

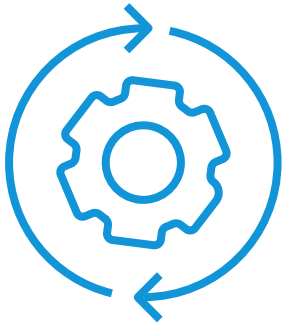
Transmittal of Proposed FY26 Budget to Counties
March 1, 2025

County Council and County Executive Meetings on FY26 Budget
February through April 2025

Bi-County Meeting
May 8, 2025

Joint Council Approval of FY26 Budget
By June 1, 2025

Commission Adoption of FY26 Budget and Rates
June 18, 2025



Optimizing Operations

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Audit Finding Risk Categories

RISK CATEGORY	DESCRIPTION
HIGH	Critical control weaknesses (i.e., exceptions to regulations, policies, procedures and/or rules).
MEDIUM	Control deficiencies which impair the Commission's ability to initiate, authorize, record, process, or report data.
LOW	Less significant efficiency and effectiveness control enhancement matters which are captured in management memorandums.
Note: Categorization is subject to auditor judgment and other contributing factors.	

Prior Audit Findings Update

Project Name /Finding	Risk Category	Recommendation	Responsible Party	Status
Water Fund Audit Finding 1: Maximum threshold amount was exceeded for 28 accounts	HIGH	Recommendation 1B: Comply with the Internal Administrative Procedures in the WSSC's Chapter 3.65 Water Fund Administration	Finance/ Customer Service	A duplicate payment tool was created to check Water Fund customer pledges prior to Salvation Army sending payments. The tool is a living document as payments are received and customer pledges are verified. **Pending:** Submitted remediation, pending OIG review and approval.

Prior Audit Findings Update *(Cont'd)*

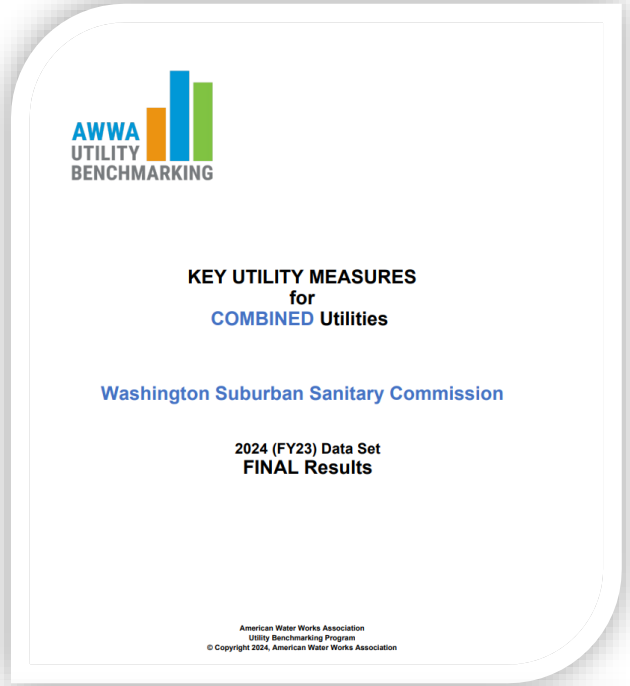
Project Name /Finding	Risk Category	Recommendation	Responsible Party	* Status
Finding 2: Information systems have incomplete and inaccurate locational data for Fire Hydrants	MEDIUM	Recommendation 2: Ensure that the locational data for fire hydrants is accurate	Utility Services	Utility Services will continue to monitor fire hydrant location data within the systems of record to ensure accurate and reliable information until a new computerized maintenance management system is implemented. **Due Date: December 31, 2025**
Finding 1: Inaccurate fees on the fire hydrant meter permit application	MEDIUM	Recommendation 1: Update the Code to allow WSSC management to change fees	Utility Services	Utility Services will consult with GCO and pursue an update to the WSSC Code to allow flexibility to adjust fire hydrant permit fees periodically. Utility Services anticipates being able to complete all updates by the due date. **Due Date: June 2025**
Finding 4: Hours were deducted from participants in excess of SLB contribution requirements	MEDIUM	Recommendation 4A: Address and Prevent Over-Contributions in the SLB Program	Human Resources	HR Benefits will verify that the Bank's total hours increased by the number of hours identified in the batch. This will ensure that additional hours were not erroneously pulled. This process will be implemented effective by the due date. **Pending:** Submitted remediation, pending OIG review and approval**.**
Finding 3: Discrepancies between the recommendations provided by the TPA and the approvals granted by the SLB Board	MEDIUM	Recommendation 3B: Comply with the maximum hours limit per WSSC 's Chapter 9.315	Human Resources	HR will establish a regular training session for the Sick Leave Bank Board members to enhance their understanding of the procedural requirements to ensure policy adherence. This process will be implemented by the due date. **Due Date: April 1, 2025**
Finding 4: Hours were deducted from participants in excess of SLB contribution requirements	MEDIUM	Recommendation 4C: Address and Prevent Over-Contributions in the SLB Program	Human Resources	The SLB program allows annual leave to be pulled if the employee does not have enough sick hours. HR Benefits will evaluate the possibility of pulling personal hours as well. This will be implemented by the due date. **Due Date: April 1, 2025**
Finding 2: Documentation missing from the participants' application and return-to-work process	MEDIUM	Recommendation: Comply with the Procedures in WSSC Water's Chapter 9.315	Human Resources	The OIG recommends that HRO implement a verification process to ensure all employees receiving sick-leave-bank hours are registered members of the SLB and meet all eligibility requirements as outlined in WSSC SP § 9.315.040 and 9.315.080. **Due Date: April 1, 2025**
Finding 2: Inconsistent Application of Past Due Payments and Early Payment Discounts	LOW	Recommendation: Revise or Create a New IOP to Enhance Control Activities to Address Payment Delays and Early Payment Discounts	Finance	Drafting and adoption of the regulation, including required comment period and invoice automation project. **Due Date: June 30, 2025**

*** Status Note:** The audit findings reported above are on-time and meeting expected progress or pending OIG review and approval.

AWWA Benchmarking Survey

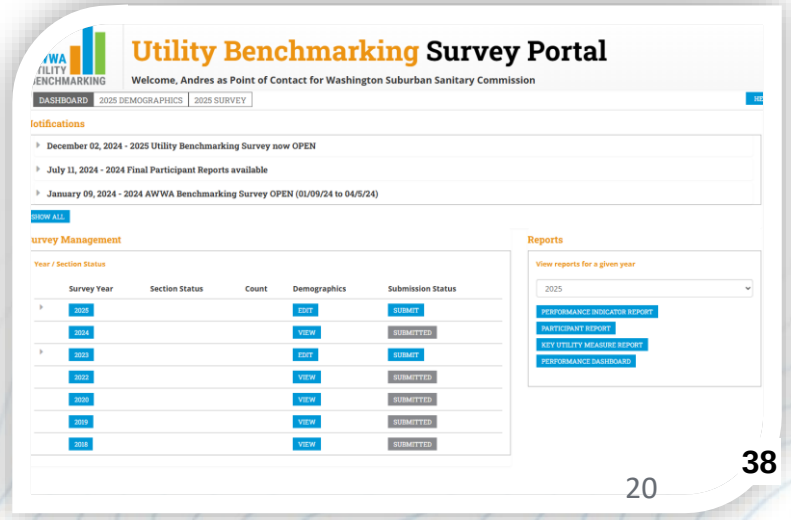
Objective and Key Features

- Help decision-makers improve operational efficiency and management
- Provide objective performance measures for water and wastewater utilities
- Support goal-setting for departments and divisions
- Tracks industry-accepted performance indicators
- Offers benchmarking data for utilities of all sizes
- Helps utilities compare performance and set improvement targets



Methodology and Performance Evaluation

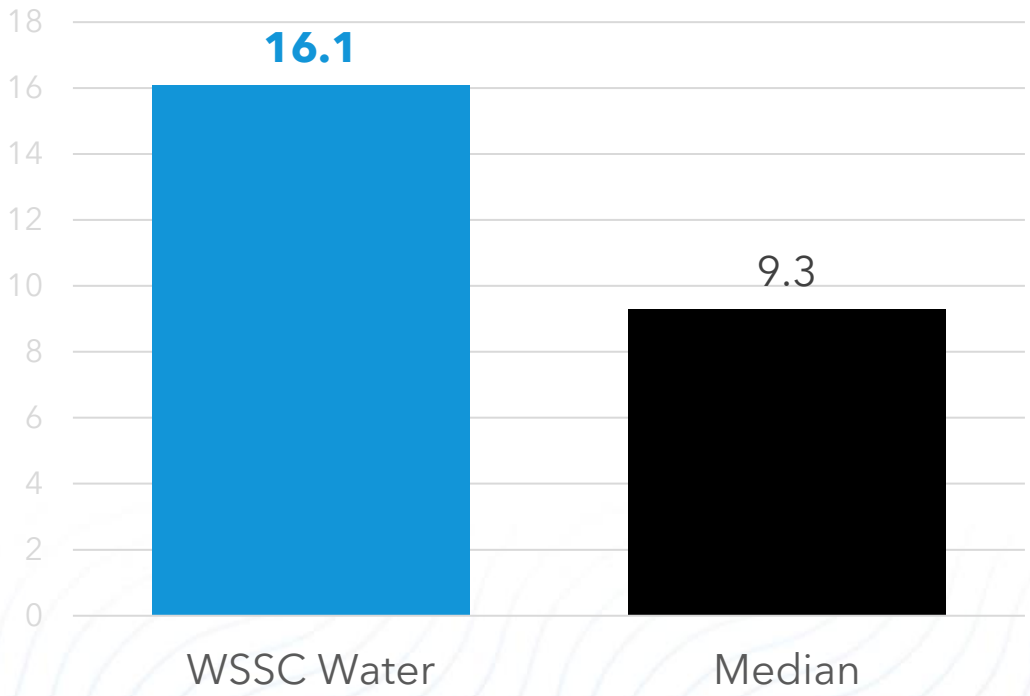
- Conducted every calendar year January-April – data gathering
- Data submitted via AWWA online platform
- Quartile rankings – 25th,50th (median) & 75th percentiles
- Top quartile is typically the preferred placement – depends on utility priorities
- Final report includes regional and historical trends and expanded benchmarking insights



AWWA Benchmarking Survey
FY23 Key Measures

Organizational Development & Customer Relations

Technical Service Complaints
(Per 1,000 accounts)



Based on response received from **48** utilities.

Customer Accounts per Full-Time Employee

WSSC Water	Median
561	471

Based on response received from **92** utilities.

Billing Accuracy
(Errors/10,000 bills generated)

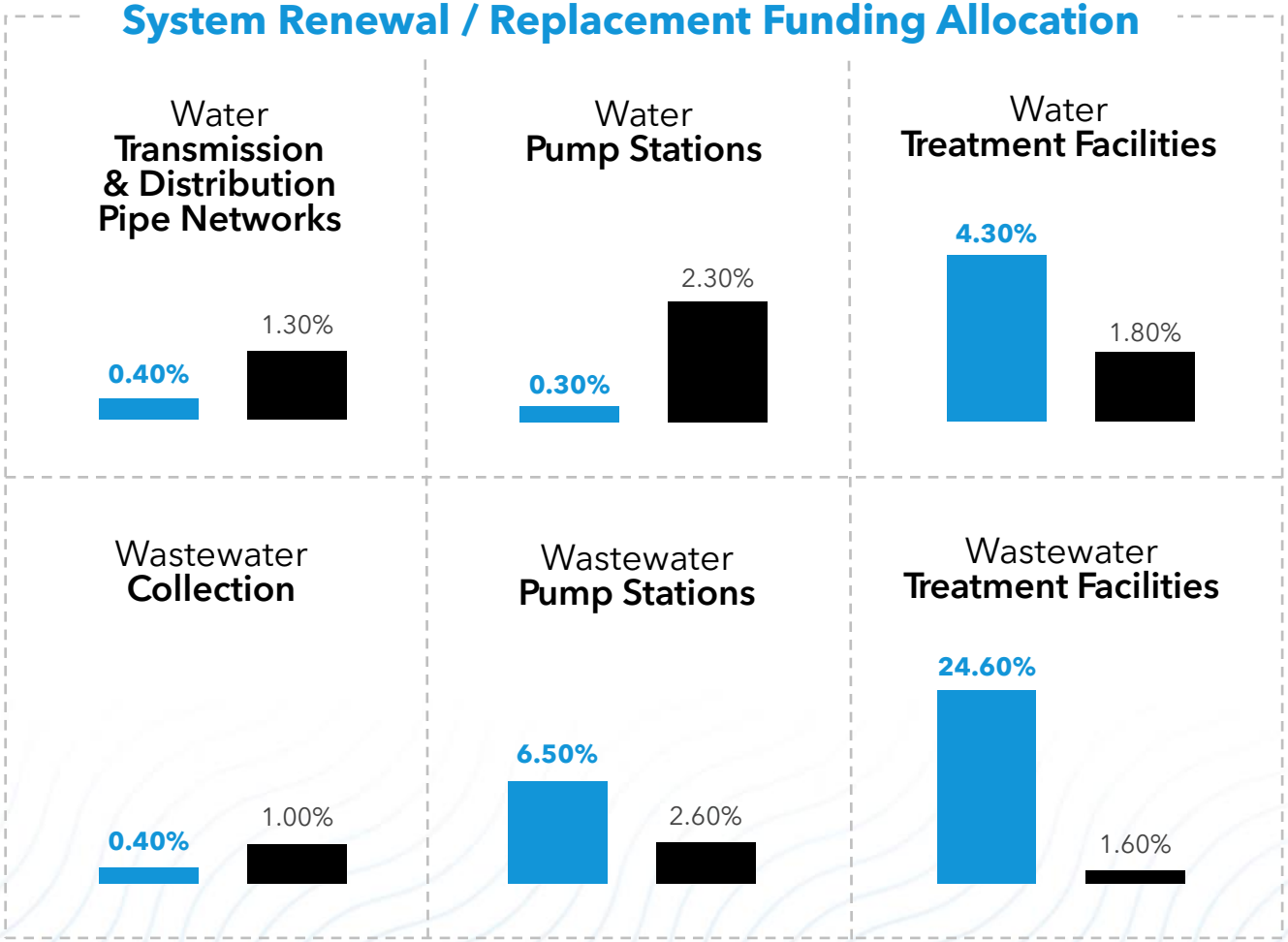
WSSC Water	Median
8.9	5.4

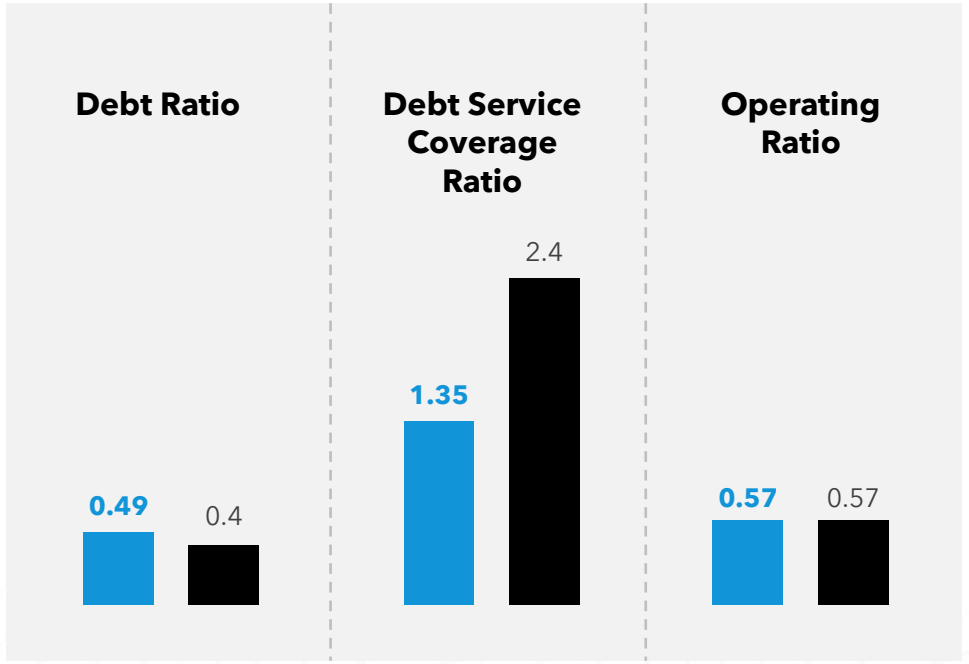
Based on response received from **52** utilities.

AWWA Benchmarking Survey
FY23 Key Measures

Business Operations

System Renewal / Replacement Funding Allocation





WSSC Water | Median

AWWA Benchmarking Survey
FY23 Key Measures

Water & Wastewater Operations

Water Operations

Leaks & Breaks
(Per 100 miles of pipe)

WSSC Water	Median
26.5	18

O&M Costs for Water Service Per Account

WSSC Water	Median
$491	$486

Wastewater Operations

Collection System Failures
(Per 100 miles of pipe)

WSSC Water	Median
2.6	2.4

O&M Costs of Wastewater Service per Account

WSSC Water	Median
$606	$415

Water Main Breaks & Leaks

Annual Average
1,768

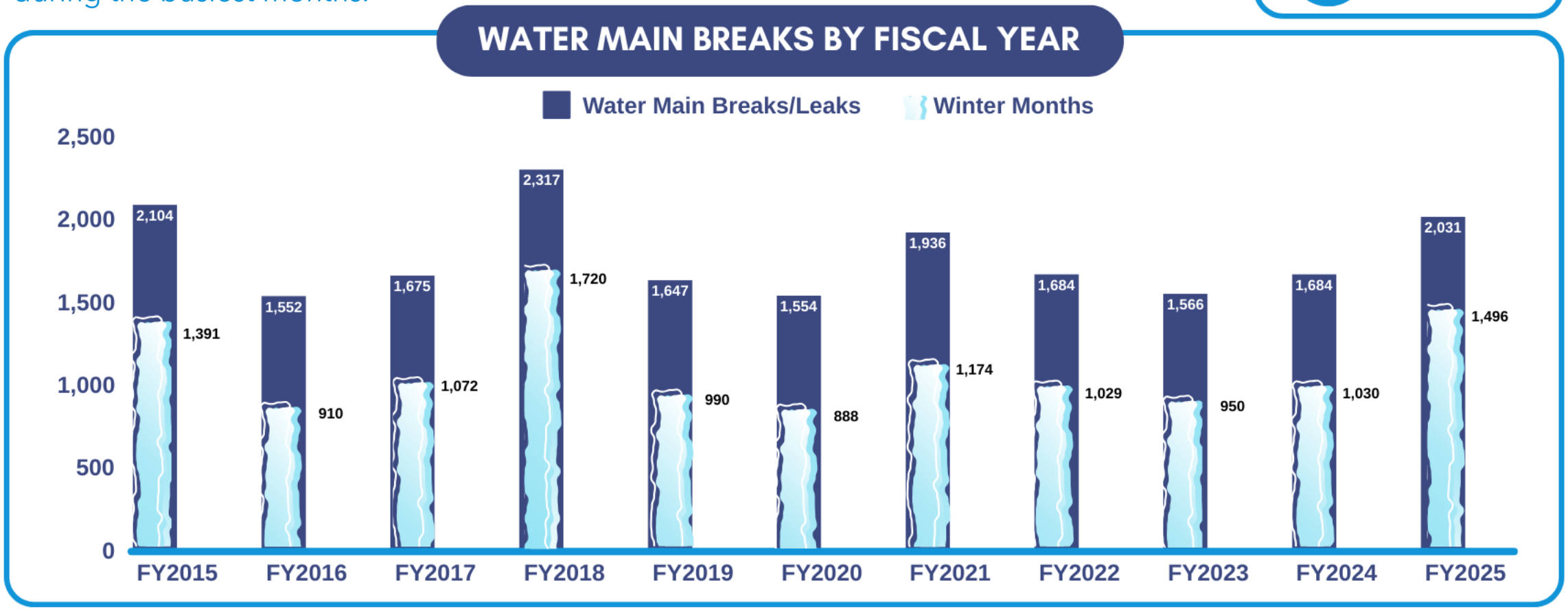
Winter Average
1,115

Yearly Trend

Over the last 10 fiscal years, we've averaged **1,768** water main breaks and leaks per year.

Winter Months: November - February

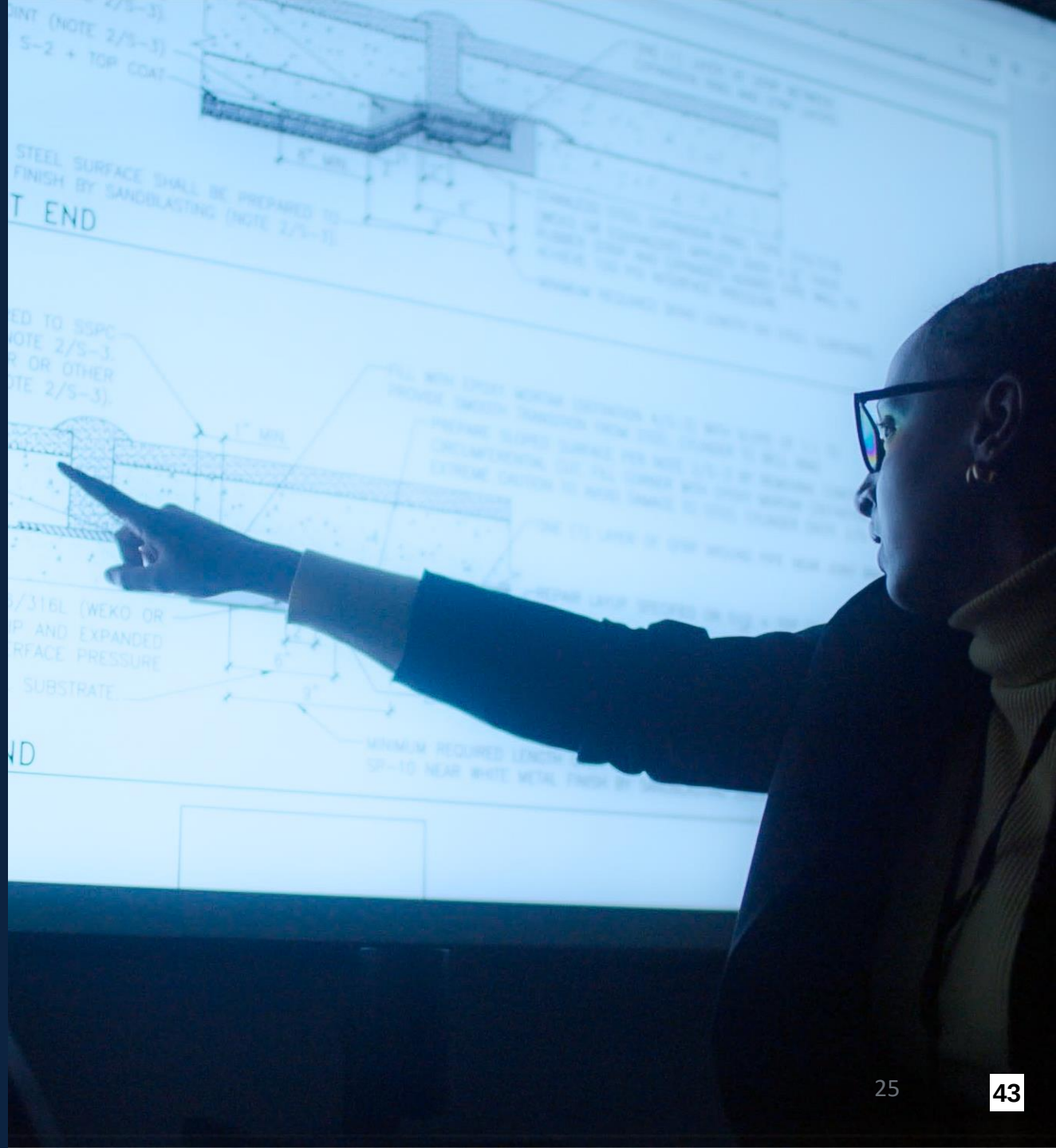
Over the last 10 fiscal years, we've averaged **1,115** breaks and leaks during the busiest months.



Pipe Forensics Program

EESD/Civil Engineering Section

Blen Jimma, **P.E.**
Principal Materials Engineer



Objective & Scope of **Forensic Program**

Investigating Pipeline Failures to Improve Reliability and Longevity

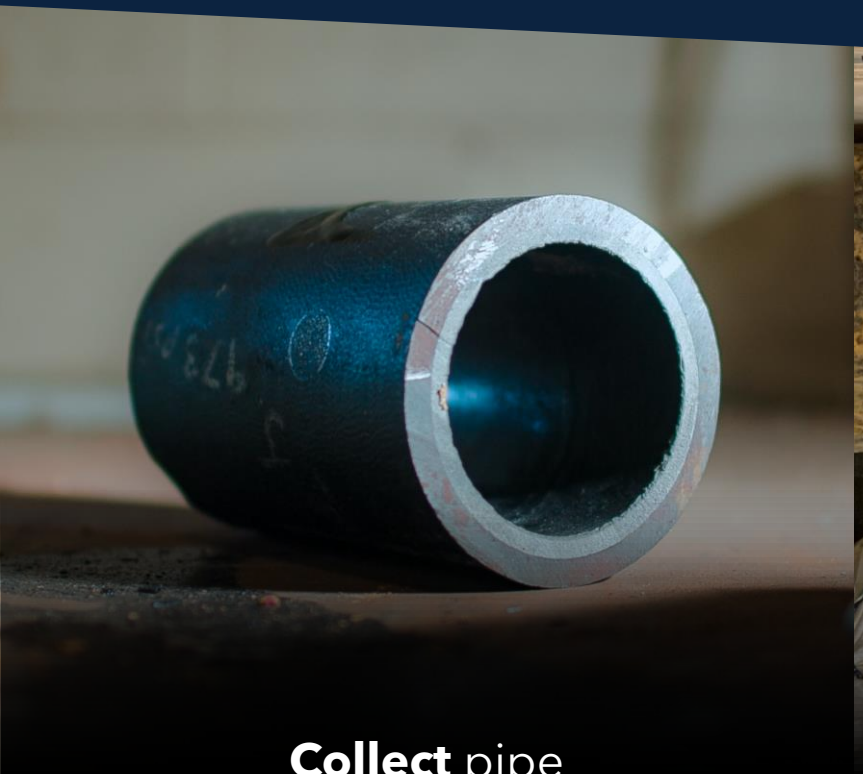
Forensic studies go beyond the breaks and leaks numbers—uncovering why these failures happen so WSSC Water can fix the real problem, not just react to emergencies.

Identify failure trends to improve design, construction and replacement strategies.

Evaluate metallic pipes to support asset management and condition assessment.



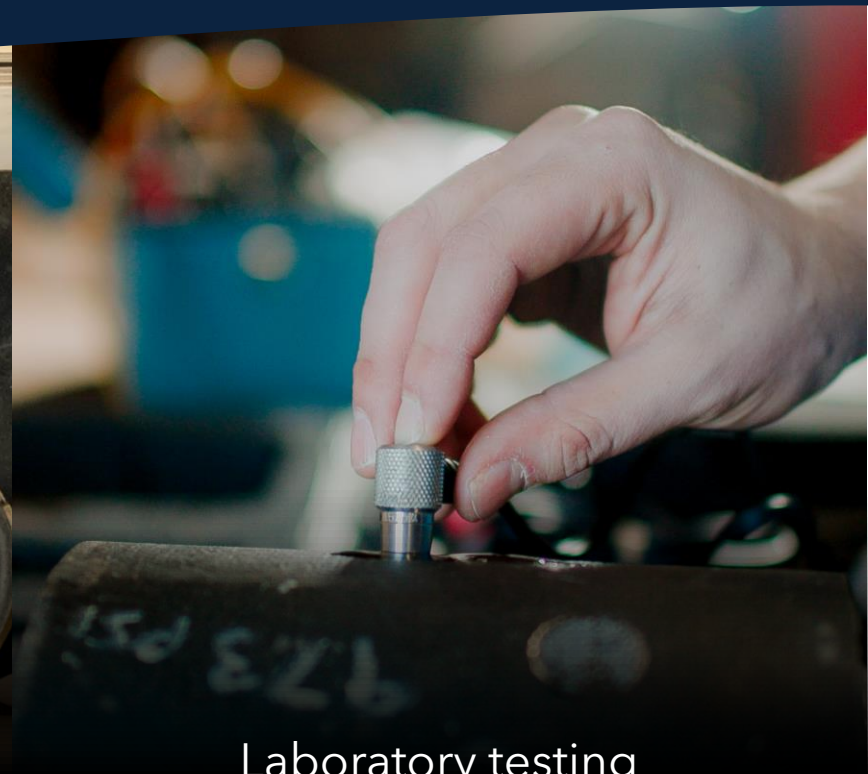
Sample Collecting **&** Testing



Collect pipe and soil samples



Samples temporarily stored in **Forensic Boxes**



Laboratory testing **and** analysis

Support Replacement and Rehabilitation + Asset Management



Make smarter replacement and rehabilitation decisions

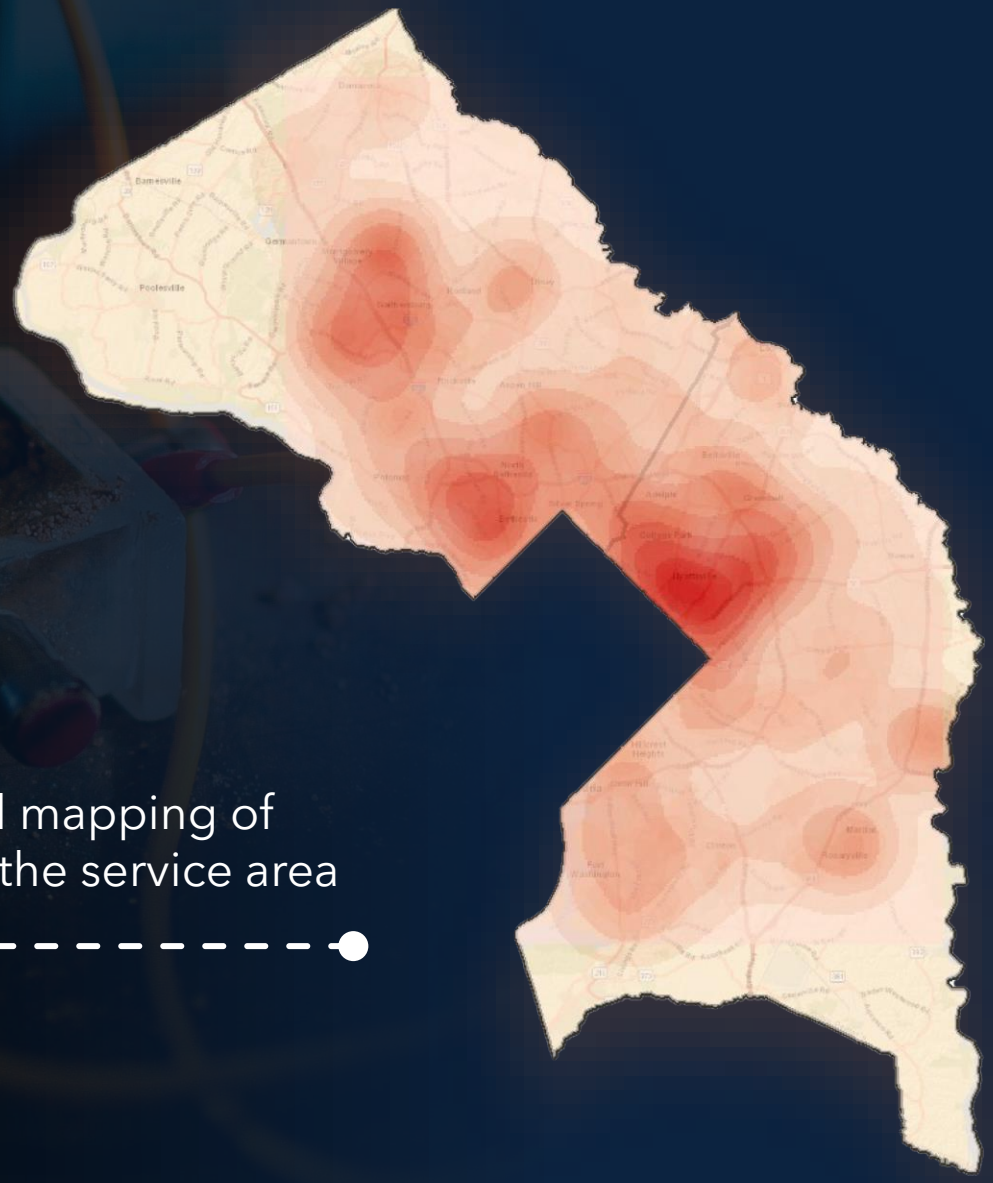
Refine service life predictions, optimizing long-term capital planning

Input for current standard specification

Support condition ranking and risk assessment

Soil Corrosivity Map

Identification and mapping of corrosive soils in the service area

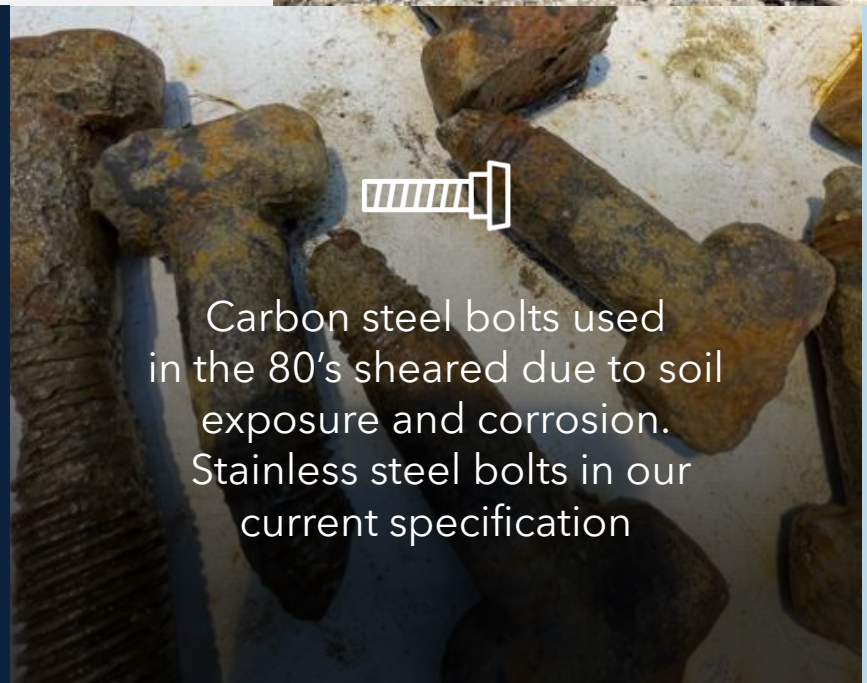


Project Level Investigations

54” Central Ave Cap Failure



Potential thrust issues led to cap failure



Carbon steel bolts used in the 80’s sheared due to soil exposure and corrosion. Stainless steel bolts in our current specification

Civil, Corrosion and Material Engineers collaborated on recommendation:

Removed tee connection and replaced with straight pipe section

Questions?

WSSCWATER
DELIVERING THE ESSENTIAL

WSSC Water Commission Performance Report Mar 2025

This report tracks WSSC Water's progress towards achieving the Strategic Plan adopted by the Commissioners. In support of the core value of accountability, the Key Performance Indicators (KPIs) are presented for our Mission. This report is produced on a monthly basis, and each KPI reflects the most recently available data. This month we highlight the following:

• **Estimated Bills:** As of March 1st, 2025, WSSC Water had a total of **2,534** estimated bills. This is a 42.28% decrease from the previous month's total of 4,390 and the 2nd lowest total number of estimated bills for Fiscal Year 2025.

• **Accounts Billed On-Time:** As of March 1st, 2025, WSSC Water had billed **99.96%** of accounts on-time.

• **Average Answer Speed:** As of March 1st, 2025, WSSC Water had an average answer speed of **8.3 minutes,** a 20.95% decrease from the previous month's average answer speed of 10.5 minutes.

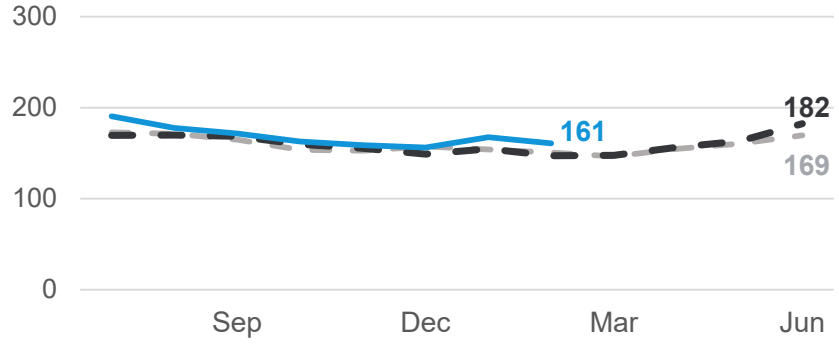
• **Past Due Amounts and Accounts:** As of March 1st, 2025, WSSC Water had **88,911** past due accounts totaling **$60 million**. The $60 million past due reflects a $7.7M increase from January 2025 ($52.3M). Residential premises account for 71% of the delinquencies with 83,907 past due accounts totaling $42.3M.

As requested by the Commision:
• Vacant Senior Management Position(s): There are 4 vacant senior management positions. Chief of Human Resource Officer (163 days), Chief Information Officer (3 days), Deputy General Counsel (215 days), and Deputy Chief Engineer (119 days).
• Incorporated additional data from FY23, along with turn-on and turn-off information for FY25.

Provide Safe and Reliable Water

Water Production

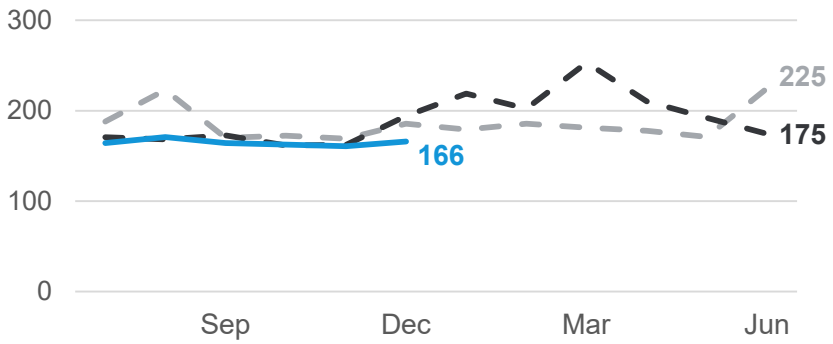
average gallons of water produced, in millions per day

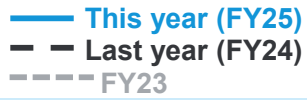


Return Clean Water to Our Environment

Wastewater Treatment

average gallons of wastewater treated, in millions per day



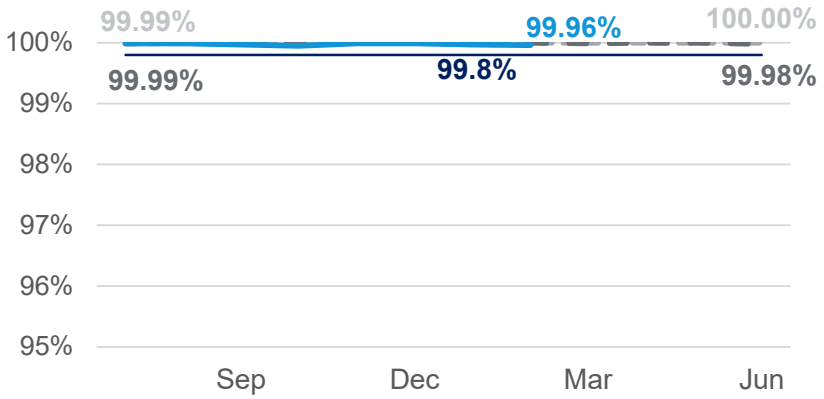


This year (FY25)
Projected target
Last year (FY24) FY23

Deliver Safe, Reliable and Consistent Service

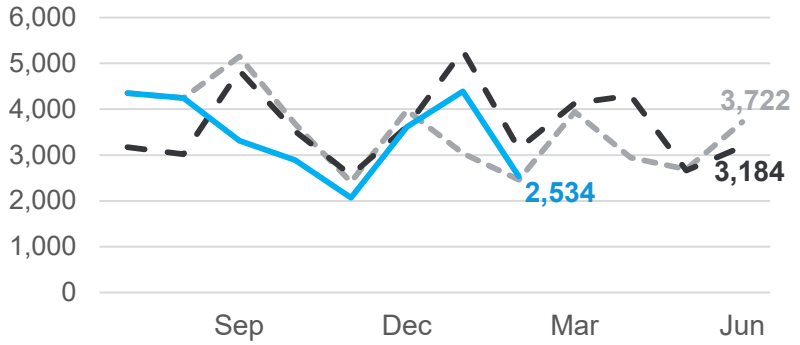
Accounts Billed On-Time

% of accounts billed on-time, within 15 calendar days after billing window closes



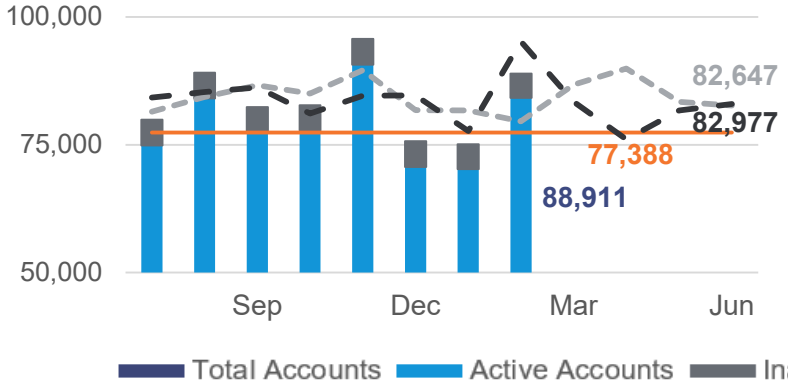
Estimated Bills

of consecutive estimated bills



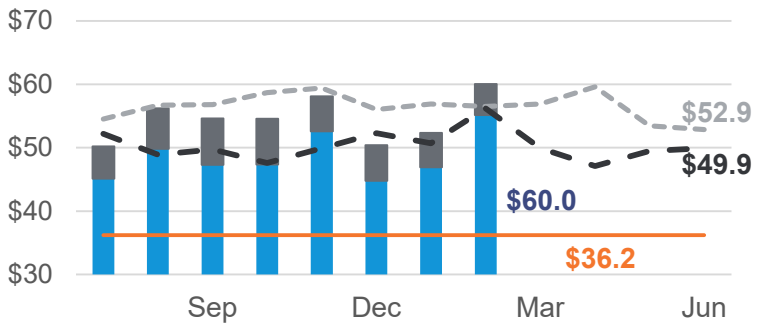
Past Due Accounts

of accounts more than 30 days past the bill date as of the last business day of the month



Past Due Amount

$ of accounts (millions) more than 30 days past the bill date as of the last business day of the month



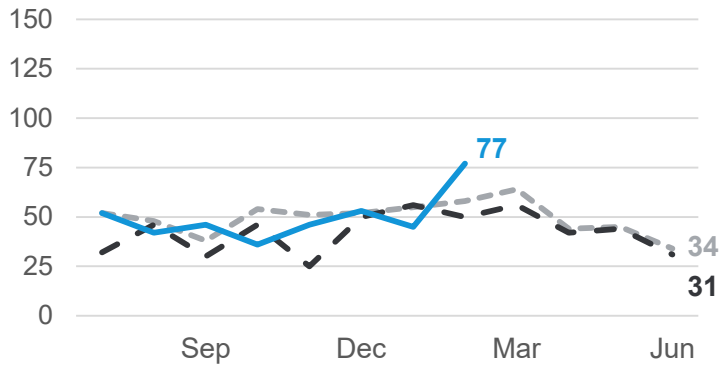
Total Accounts Active Accounts Inactive Accounts

This year (FY25)
Projected target
Last year (FY24) FY23

Deliver Safe, Reliable and Consistent Service

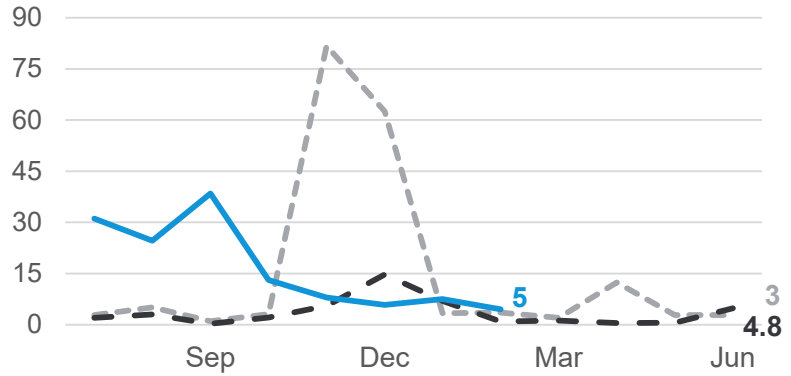
Basement Backups

of basement backups



Water Service Restoration Time (Hours)

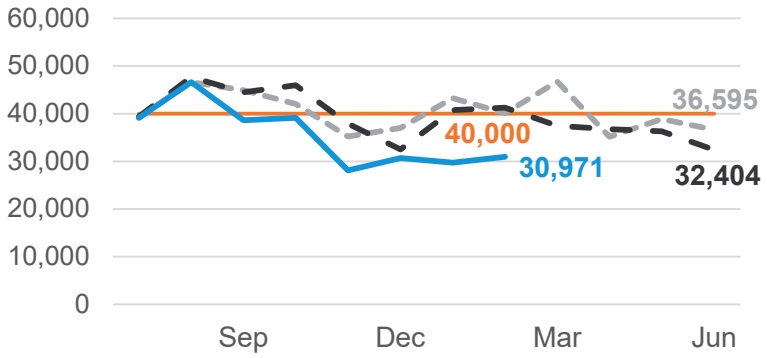
of outage hours / # of housing units impacted



Provide Timely Response to Customer Queries

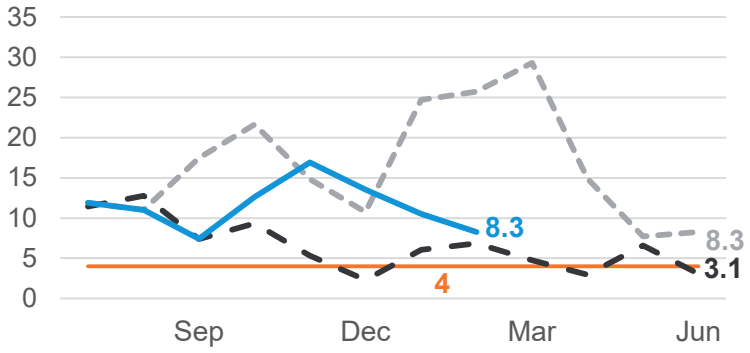
Call Volume

of calls received per month



Average Answer Speed

average minutes customer waits for customer care call center agent

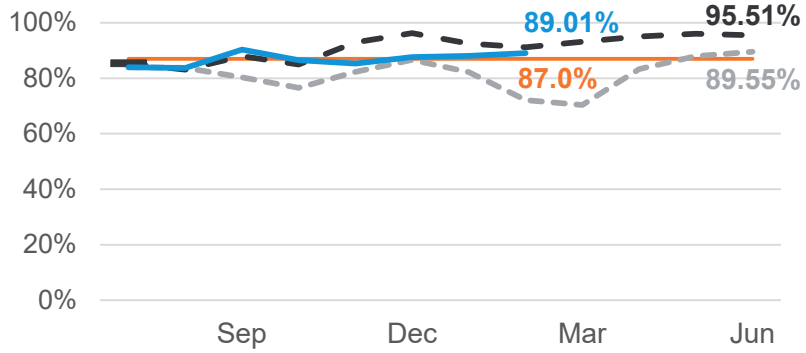


This year (FY25)
Projected target
Last year (FY24) FY23

Provide Timely Response to Customer Queries

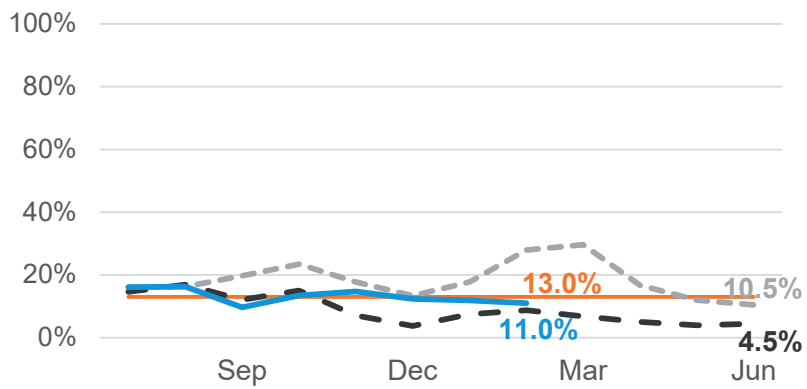
Calls Answered

of calls answered by a customer care agent / total calls



Calls Not Answered

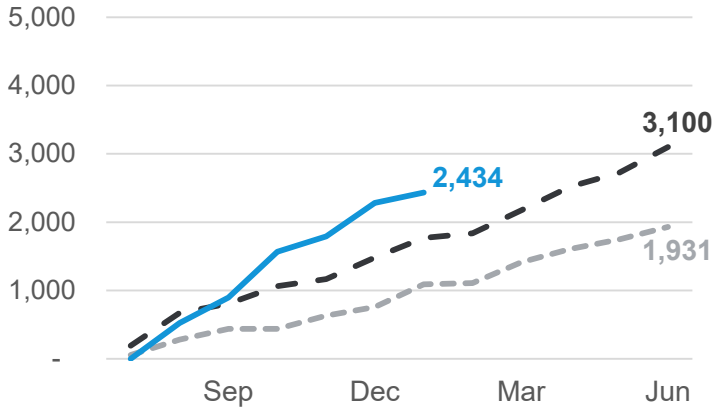
of calls not answered by a customer care agent / total calls



Be a Good Citizen within Our Community

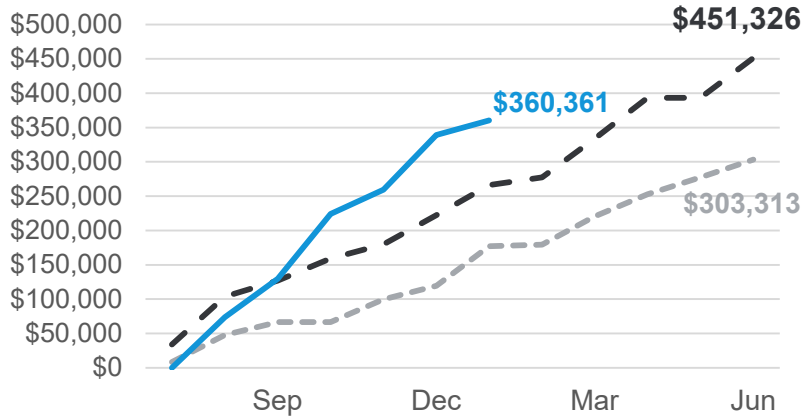
Water Fund Assistance Customers Served

of customers served, cumulative for fiscal year



Water Fund Assistance Provided

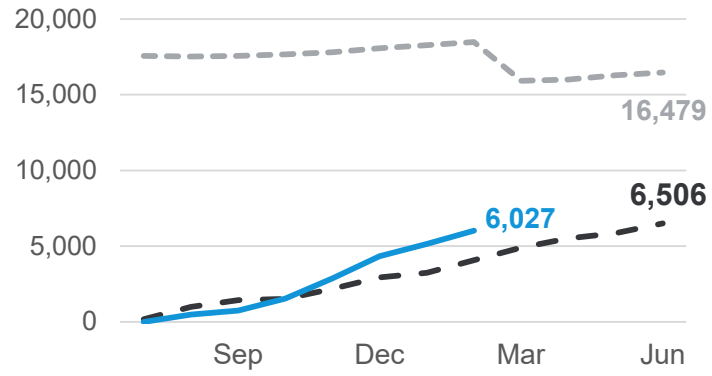
financial assistance applied to qualified customer water/sewer bills, cumulative for fiscal year



Be a Good Citizen within Our Community

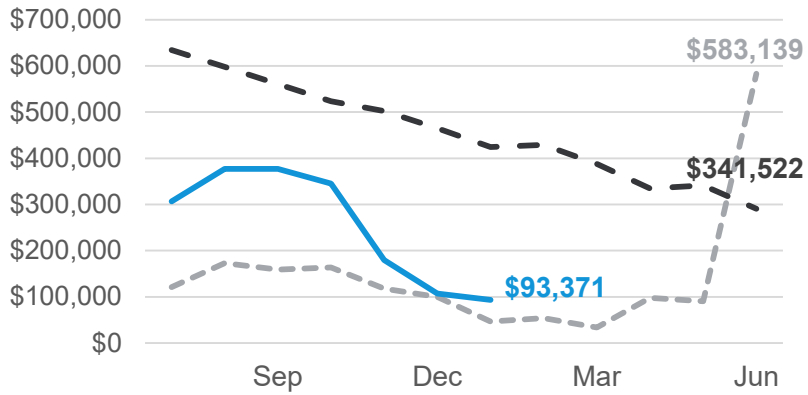
Customer Assistance Program Participants

participants served (includes active and inactive accounts), cumulative for fiscal year



Water Fund Bank Balance

value of account balance at month's end

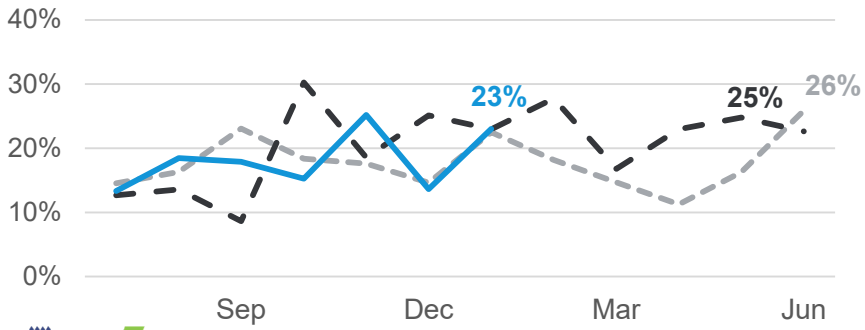


This year (FY25)
Last year (FY24)
FY23

Acquire the Best People

Monthly Positions Filled

of positions filled / # of actively recruited positions

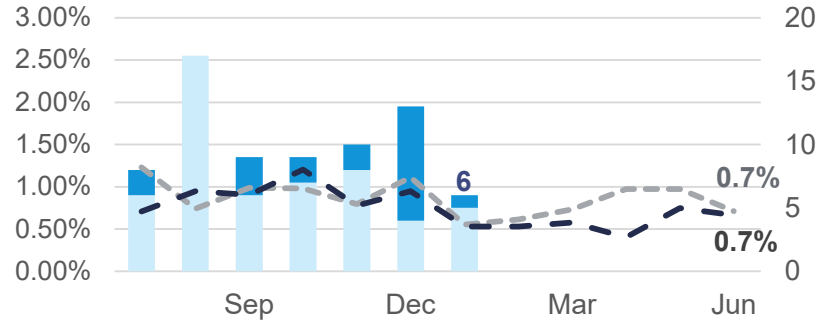


Retain Top Performers

Monthly Turnover Rate

of employee separations / # of FTEs

Retirement separations
Other separations



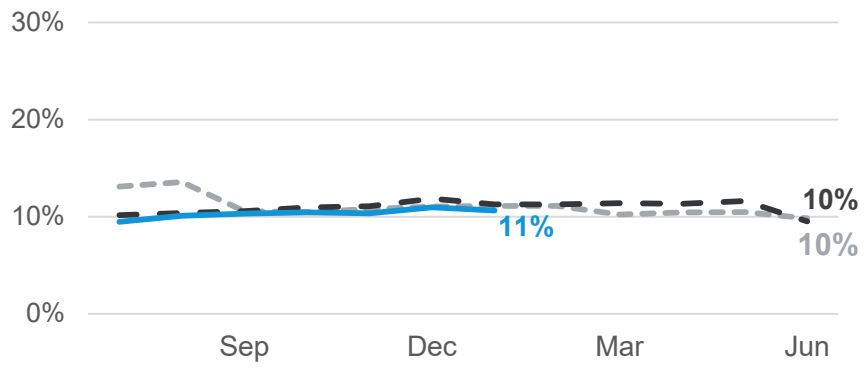
WSSC WATER
DELIVERING THE ESSENTIAL

This year (FY25)
Last year (FY24)
FY23

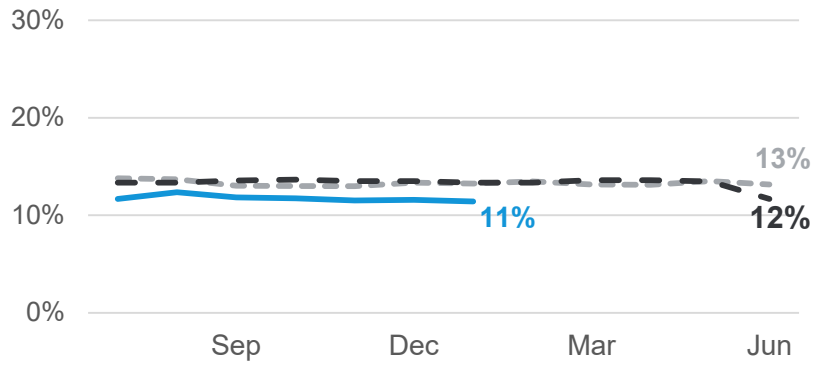
Develop and Grow Talent

of regular employees eligible for retirement within next x years / total # of FTEs

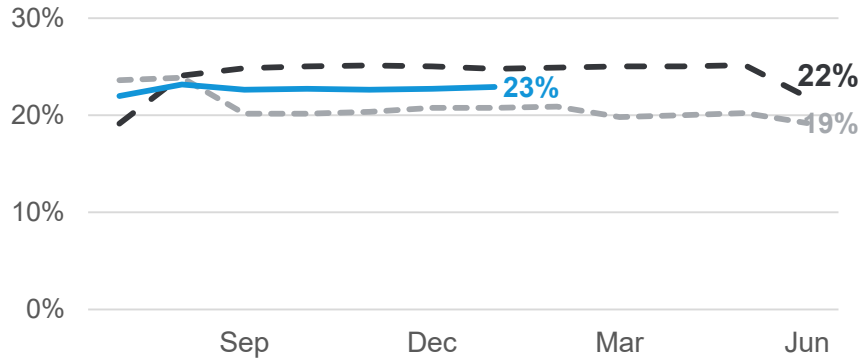
Retirement Eligibility (Full) Eligible Now



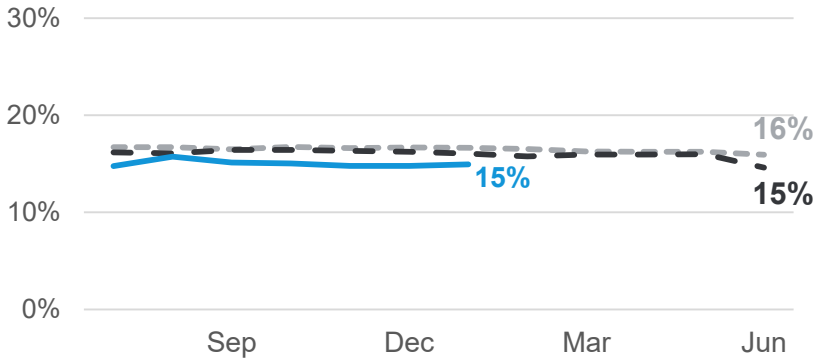
Retirement Eligibility (Early) Eligible Now



Retirement Eligibility (Full) Eligible Within 5 Years



Retirement Eligibility (Early) Eligible Within 5 Years

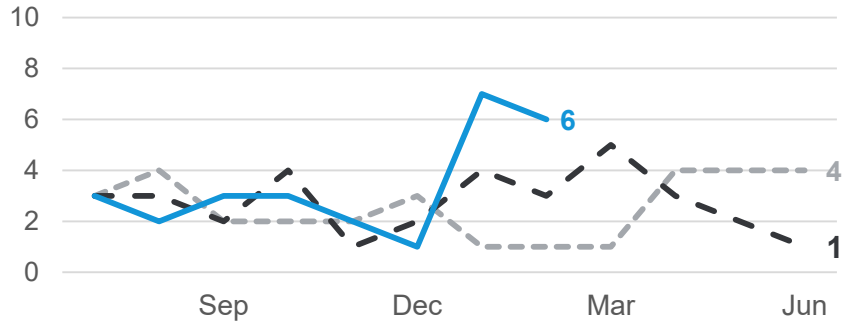


This year (FY25)
Last year (FY24)
FY23

Plan Proactively with Community Stakeholders and Resolve and Learn from Past Incidents

Emergency and Coordinated Responses

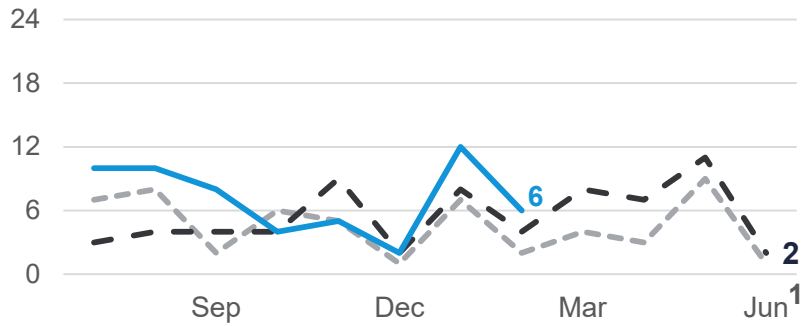
of cross-departmental coordinated responses, exercises and drills



Maintain Best in Class Operating Environment Safety for Employees

Occupational Injuries

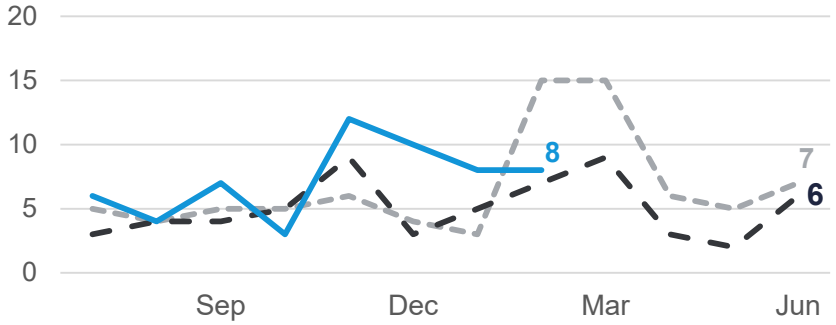
of occupational injuries that occurred



Secure Commission's Critical Infrastructure

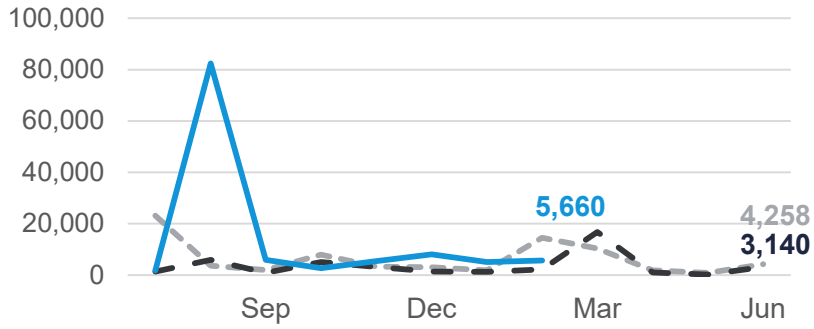
Sanitary Sewer Overflows

of sanitary sewer overflows per month



Sanitary Sewer Overflow Volume

Total gallons of sanitary sewer overflows per month



Turn-offs and Turn-ons Report – February 2025

Montgomery County
Summary of Turnoffs and Turnons
from 02/01/2025 to 02/28/2025

293	245
Total Turnoffs Attempted	Completed Turnons

264	29
Completed Turn Offs	Attempted and Not Completed

Prince George's County
Summary of Turnoffs and Turnons
from 02/01/2025 to 02/28/2025

415	318
Total Turnoffs Attempted	Completed Turnons

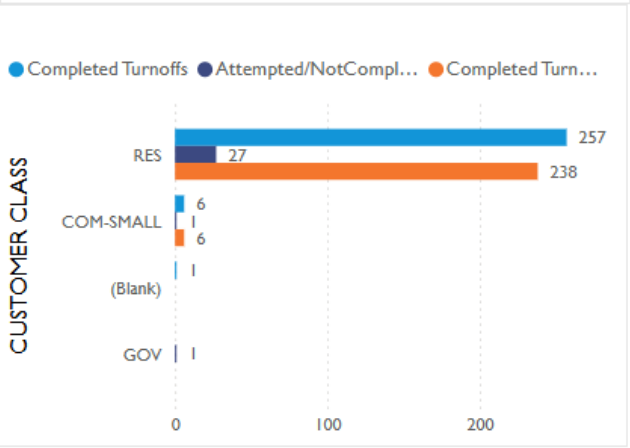
375	40
Completed Turn Offs	Attempted and Not Completed

All WSSC Water Service Area
Summary of Turnoffs and Turnons
from 02/01/2025 to 02/28/2025

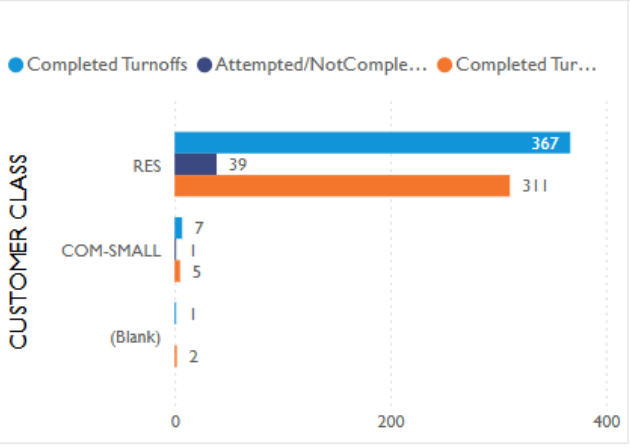
708	563
Total Turnoffs Attempted	Completed Turnons

639	69
Completed Turn Offs	Attempted and Not Completed

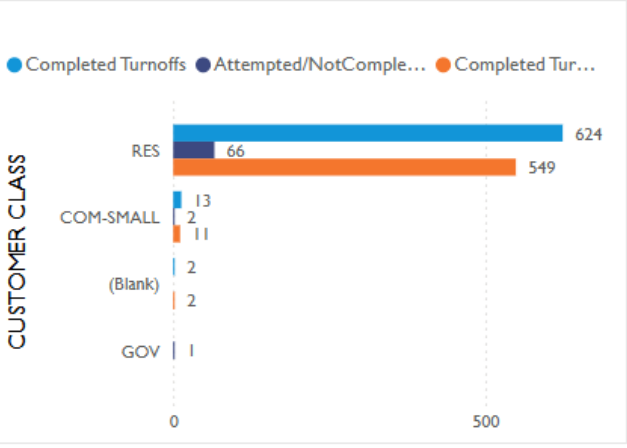
Montgomery County
Turnoffs & Turnons by Collections Class
from 02/01/2025 to 02/28/2025



Prince George's County
Turnoffs & Turnons by Collections Class
from 02/01/2025 to 02/28/2025



All WSSC Water Service Area
Turnoffs & Turnons by Collections Class
from 02/01/2025 to 02/28/2025



Turn-offs and Turn-ons Report – FYTD

Montgomery County
Summary of Turnoffs and Turnons
from 07/01/2024 to 02/28/2025

3463	2810
Total Turnoffs Attempted	Completed Turnons

3078	385
Completed Turn Offs	Attempted and Not Completed

Prince George's County
Summary of Turnoffs and Turnons
from 07/01/2024 to 02/28/2025

8138	6493
Total Turnoffs Attempted	Completed Turnons

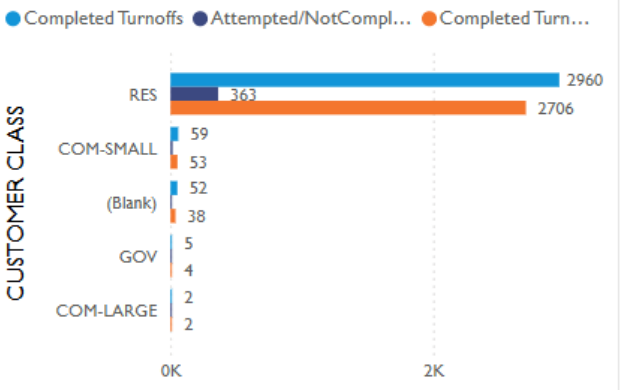
7417	721
Completed Turn Offs	Attempted and Not Completed

All WSSC Water Service Area
Summary of Turnoffs and Turnons
from 07/01/2024 to 02/28/2025

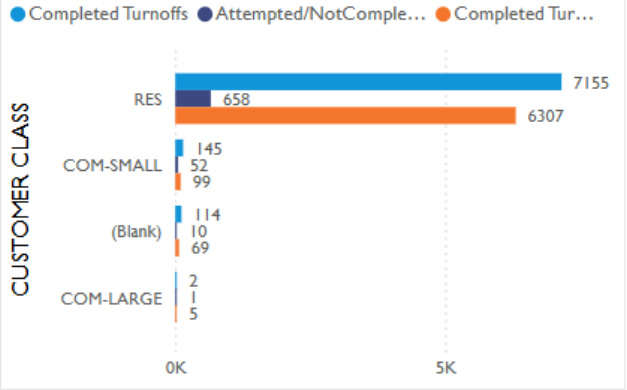
11601	9303
Total Turnoffs Attempted	Completed Turnons

10495	1106
Completed Turn Offs	Attempted and Not Completed

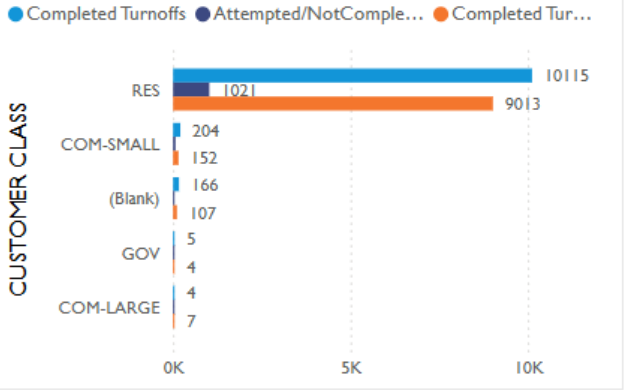
Montgomery County
Turnoffs & Turnons by Collections Class
from 07/01/2024 to 02/28/2025



Prince George's County
Turnoffs & Turnons by Collections Class
from 07/01/2024 to 02/28/2025



All WSSC Water Service Area
Turnoffs & Turnons by Collections Class
from 07/01/2024 to 02/28/2025





WSSCWATER
DELIVERING THE ESSENTIAL

Performance Indicators

Customer Service Department

John Curry, Director of Customer Service

March 19, 2025



Agenda

- February CSD New Hires
- Call Center Metrics
- Customer Emails & Start/Stops
- Customer Payments
- Delinquent Accounts
- Turnoffs & Turnons
- Get Current 2.0 Update

February 2025 New Hire Class



Call Center Metrics

Metric	September 2021	December 2024	January 2025	February 2025
Average Speed of Answer	~29 minutes	~14 minutes	~11 minutes	~9 minutes
Average Handle Time	N/A	~ 9 minutes	~9 minutes	~8 minutes
Call Answer Rate	49%	87%	88%	89%
Calls Not Answered	51%	13%	12%	11%
Total Calls for Month	63,240 (3,011 daily avg)	29,446 (1,472 daily avg)	29,729 (1,486 daily avg)	30,971 (1,630 daily avg)

Customer Emails & Start/Stops

- FY25 YTD, Customer Service closed 49,332 issues, with an average 5 days open
- As of March 1, there were 1,303 open issues, at an average of 4 days



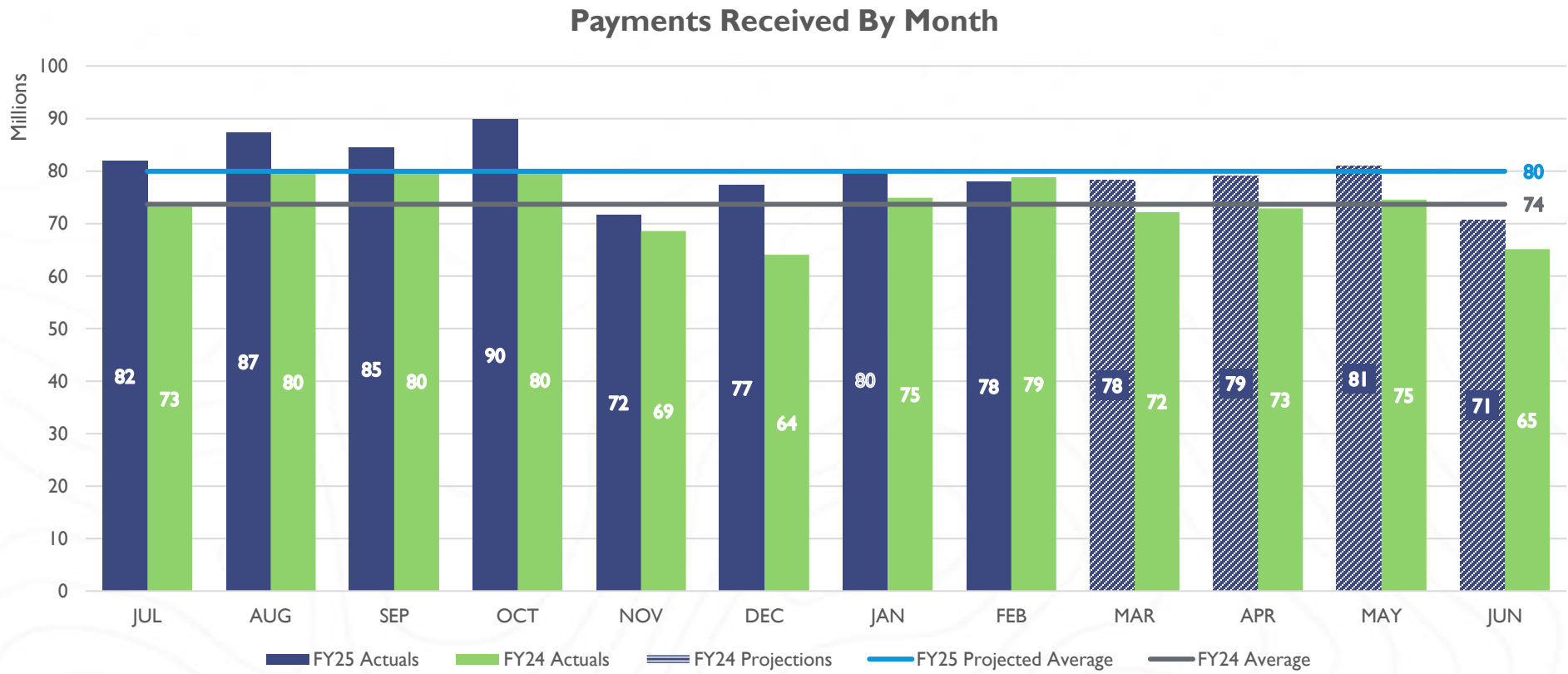
Customer Payments

In February 2025, we received $78M in customer payments

- $1M less than the $79M received in February 2024
- $2M less than the $80M received in January 2025

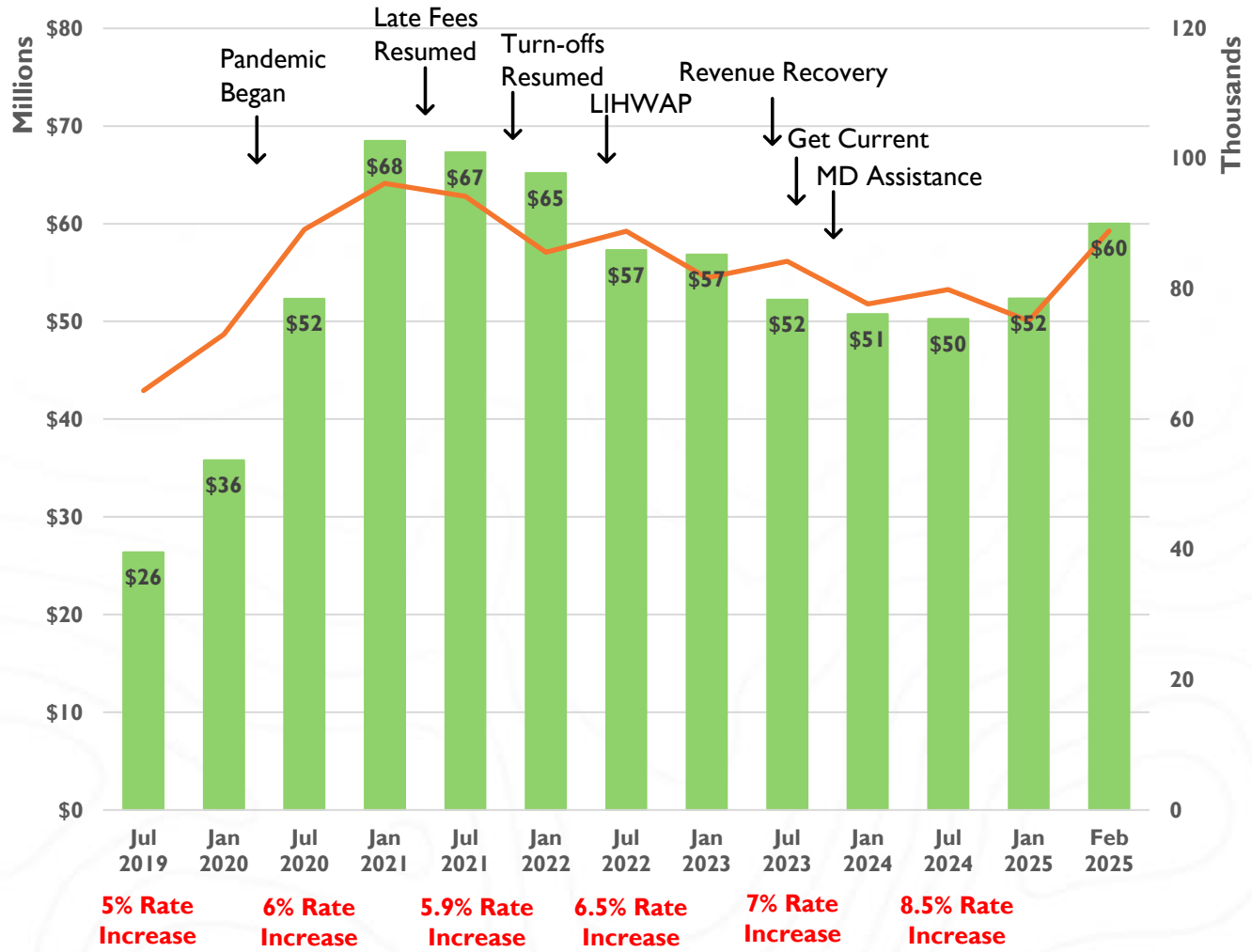
FY2025 YTD payments total approximately $651M

- $55M more compared to $596M during July through February FY2024

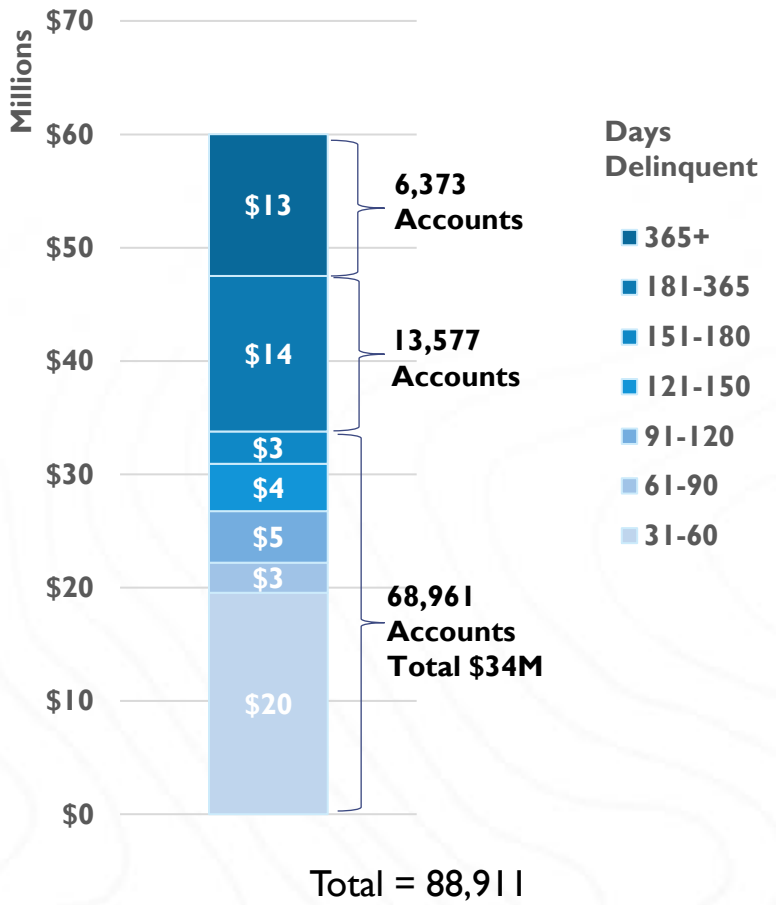


Delinquent Accounts

Delinquent Account History



Delinquent Account Balance

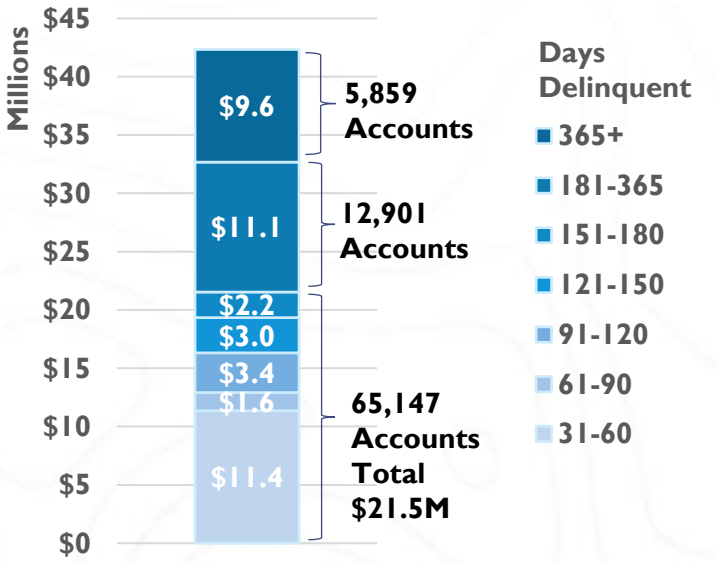


Total = 88,911

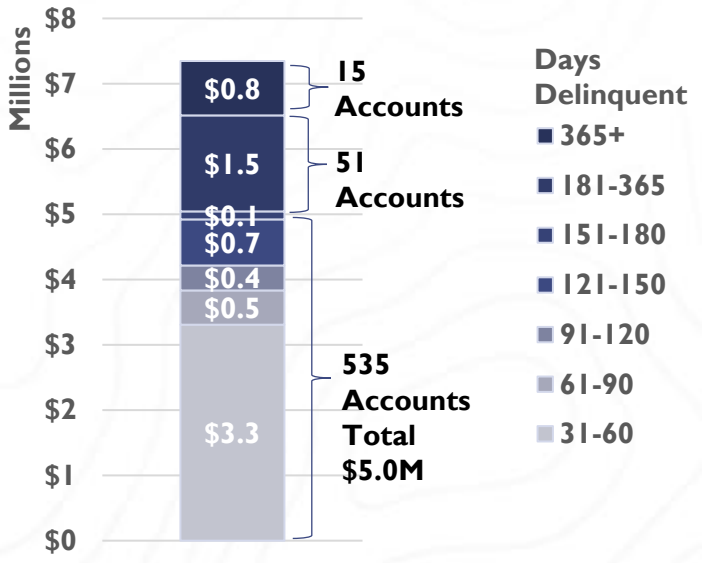
Delinquent Accounts by Account Type

Account Type	Delinquent Accounts	Delinquent Amount	Delinquent Amount (%)
Residential	83,907	$42,325,030	71%
Multi-Family	601	$7,346,085	12%
Commercial	3,394	$5,948,731	10%
Other	1,009	$4,408,675	7%
Total	88,911	$60,028,521	100%

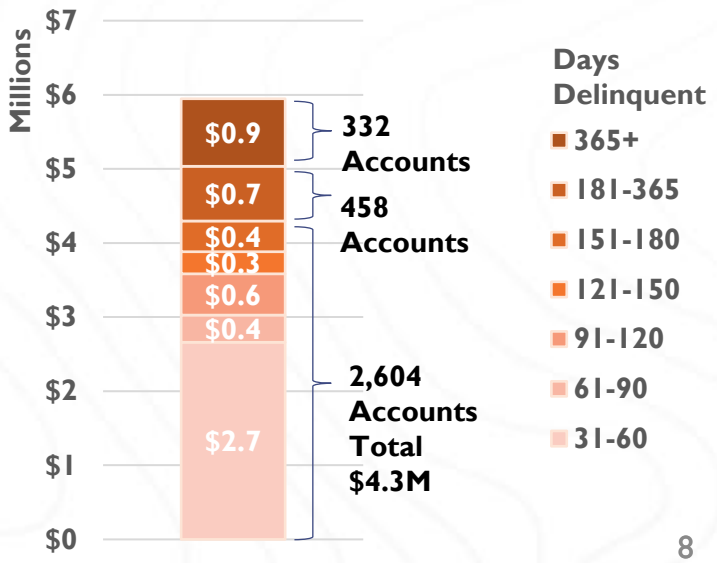
Residential Delinquent Amount



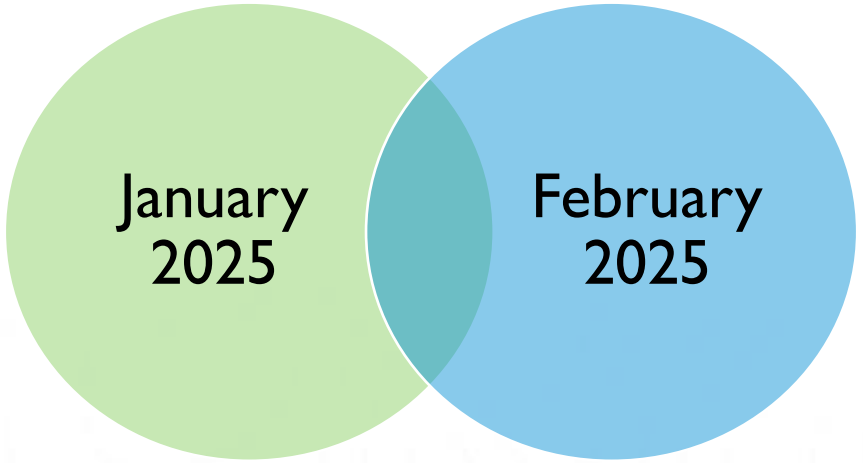
Multi-Family Delinquent Amount



Commercial Delinquent Amount

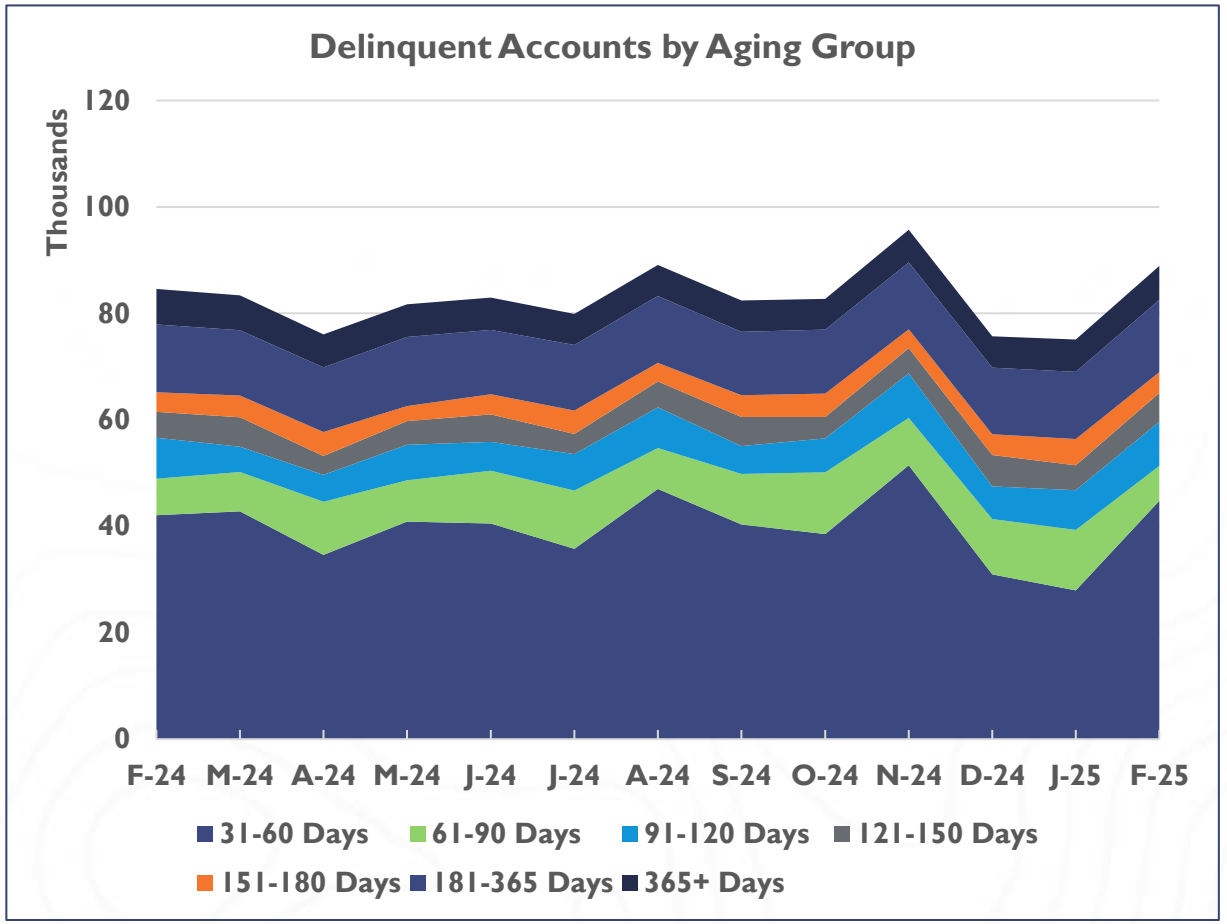


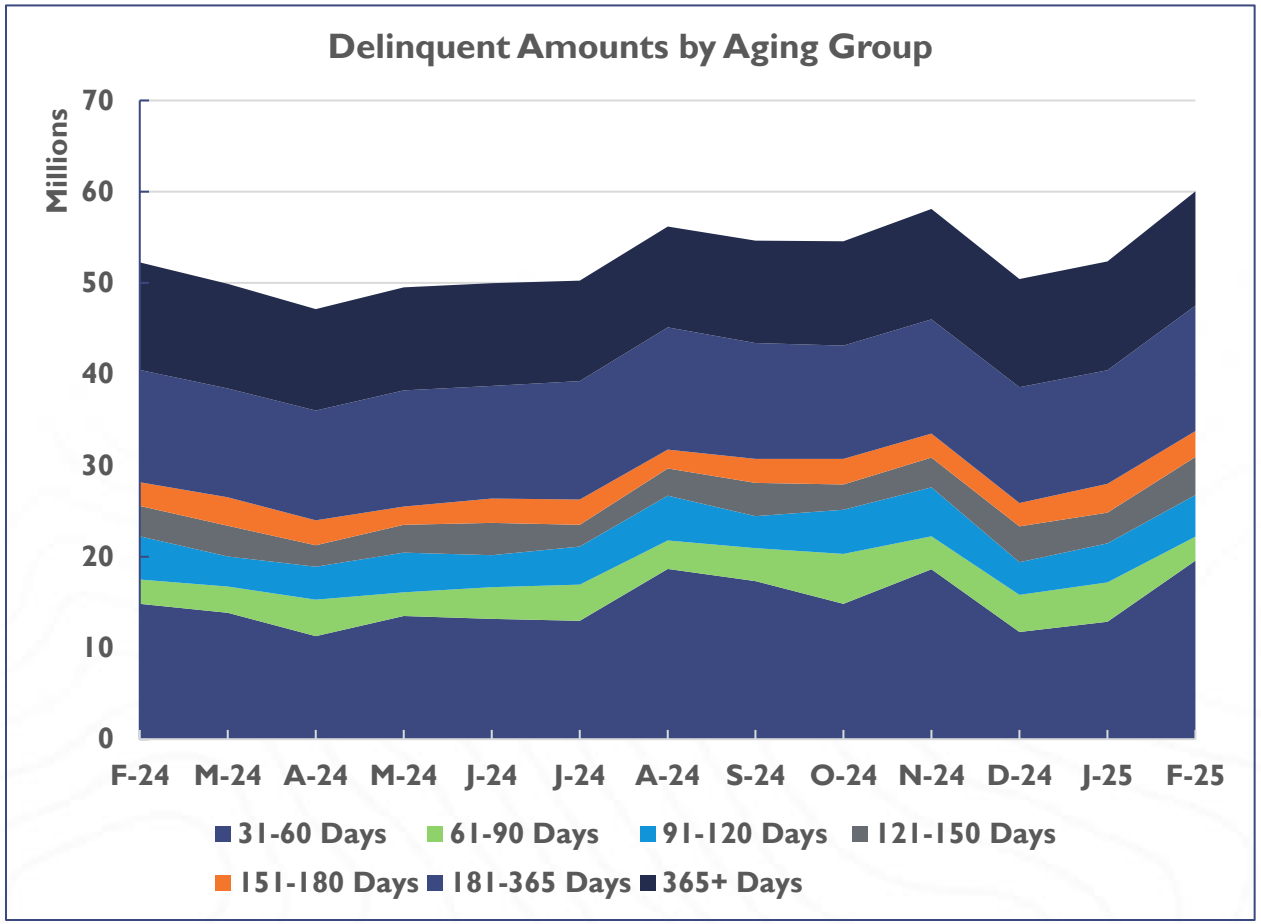
Month over Month Change in Delinquency



Past Due Type	January 2025		February 2025		Net Change	
	Accounts	Amount	Accounts	Amount	Accounts	Amount
Resolved in Current Month	17,401	6,591,006			-17,401	-6,591,006
Decreased in Current Month	18,397	18,294,244	18,397	13,896,826	0	-4,397,418
Unchanged in Current Month	22,262	12,968,646	22,262	12,968,646	0	0
Increased in Current Month	17,049	14,495,002	17,049	21,443,967	0	6,948,965
New Past Due in Current Month			31,203	11,719,083	31,203	11,719,083
Total	**75,109**	**$52,348,897**	**88,911**	**$60,028,521**	**13,802**	**$7,679,624**

Delinquencies by Aging Group





February 2025 Turnoffs & Turnons

Turnoffs

639

Montgomery County
264 (41%)

Prince George's County
375 (59%)

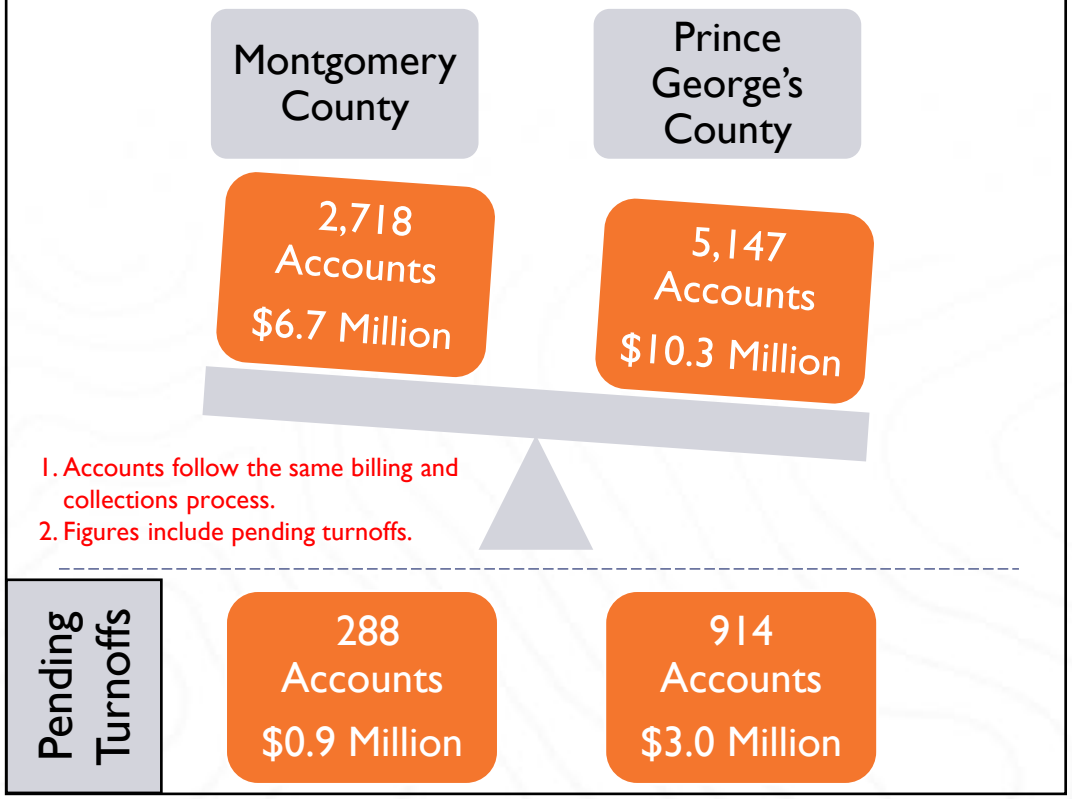
Turnons

563

Montgomery County
245 (44%)

Prince George's County
318 (56%)

Potential Turnoffs at $500 Past Due without Pay Plan

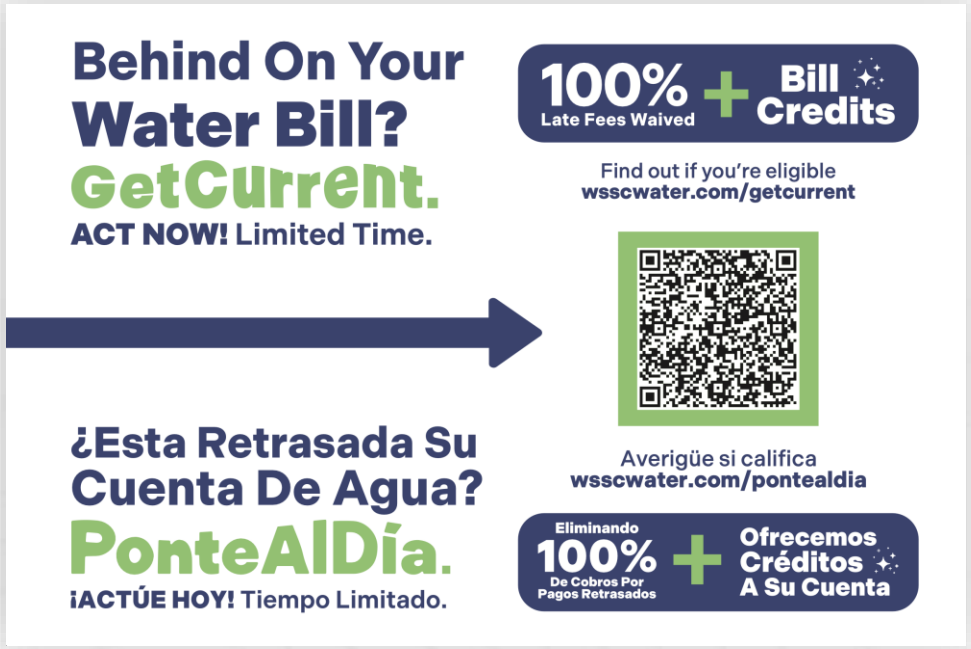


3. Accounts have had the same payment, adjustment and payment plan options.

Get Current 2.0 Update

49,031 Eligible Accounts*

$35,683,986 Delinquent*



* As of March 12, 2025



WSSCWATER
DELIVERING THE ESSENTIAL

Questions?


WSSCWATER
DELIVERING THE ESSENTIAL

Customer Service Performance Indicators
Customer Service Department
March 19, 2025

Call Center Metrics

The chart below highlights key call center metrics including average speed of answer, call answer rate and total number of calls received for the month.

In February 2025, average wait time was 9 minutes, a 2-minute decrease from the previous month (11 minutes). During February, average daily call volume increased 10% month-over-month to 1,630 calls per day.

Metric	September 2021	December 2024	January 2025	February 2025
Call Wait Time/Average Speed of Answer	~29 minutes	~14 minutes	~11 minutes	~9 minutes
Average Handle Time	N/A	~9 minutes	~9 minutes	~8 minutes
Call Answer Rate	49%	87%	88%	89%
Calls Not Answered	51%	13%	12%	11%
Total Number of Calls for the Month	63,240 (3,011 daily avg)	29,446 (1,472 daily avg)	29,729 (1,486 daily avg)	30,971 (1,630 daily avg)

Customer Emails and Status of Backlog

In addition to phone calls, Customer Service receives thousands of emails each month which include start/stop service requests, payment plan requests, high bill inquiries, billing disputes, and escalated matters. As of March 1, 2025, 49,332 emails/IssueTrakr requests had been responded to and processed for FY2025.

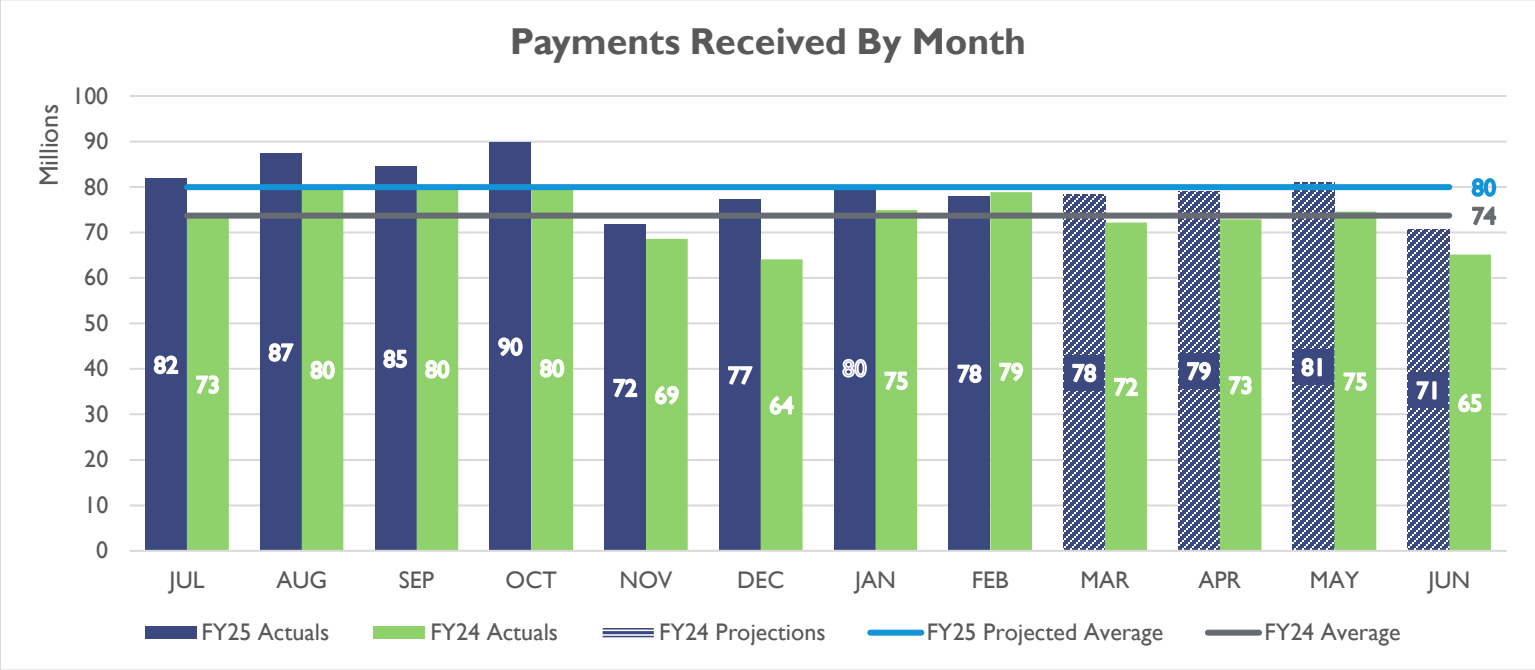
As of March 1st, 1,303 requests are open, down from our highest number of open requests, nearly 25,000 in December 2021. In December 2021, open requests had been open 30 days on average. On March 1st, open issues have been open **approximately 5 days** for Fiscal Year 2025.



Customer Service Performance Indicators
Customer Service Department
March 19, 2025

Customer Payments

In February 2025, WSSC Water received **$78 million** in customer payments, which was $2M less than the $80M received in January 2025; and $1M less than the $79 million received in February of 2024. FY2025 year to date, payments total approximately $651 million and are up approximately $55 million (9%), compared to $596 million during July – February FY2024.

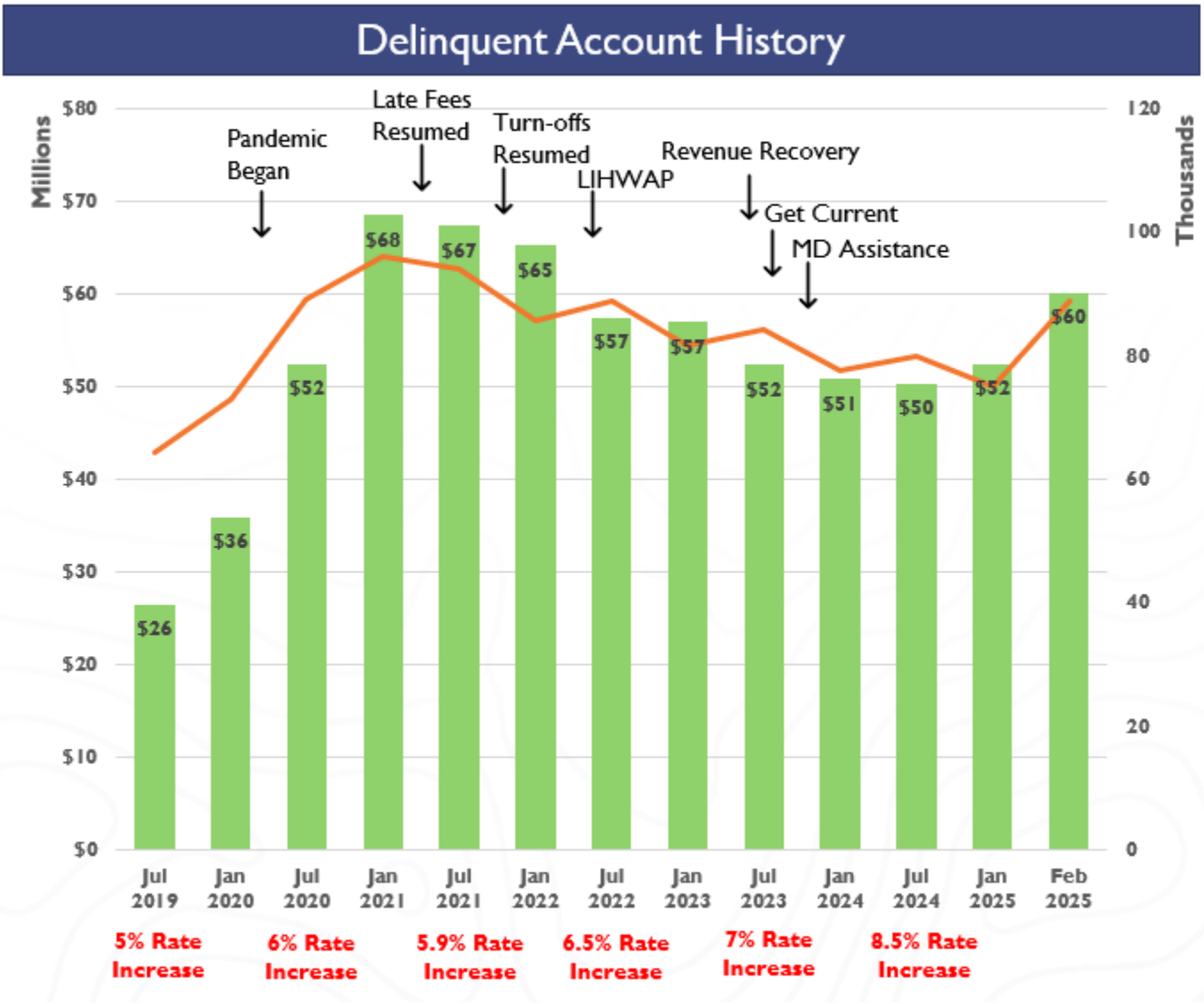


Revenue Recovery

As of March 1st, 2025, WSSC Water had **88,911** past due accounts totaling **$60 million**. The $60 million past due reflects a $7.7M increase from January 2025 ($52.3M). Residential premises account for 71% of the delinquencies with 83,907 past due accounts totaling $42.3M.

Account Type	Delinquent Accounts	Delinquent Amount	Delinquent Amount (%)
Residential	83,907	$42,325,030	71%
Multi-Family	601	$7,346,085	12%
Commercial	3,394	$5,948,731	10%
Other	1,009	$4,408,675	7%
Total	88,911	$60,028,521	100%

Customer Service Performance Indicators
Customer Service Department
March 19, 2025



Docusign Envelope ID: C3F64E7B-BCE8-4DBD-8417-167C9C30B8FA

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 48541 Water Master Planning and Facility Planning the amount of $20,000,000.00 to Ramboll Americas Engineering Solutions, Inc., for a contract term of 5 years.

Contract Summary

Requested Action:	Contracting Area:	Procurement Type:	Competitively Bid:
☒New Award ☐Option Term ☐Change Order ☐Other: _____	☒Architecture & Engineering ☐Construction ☐Goods & Services ☐Professional Services	☐Invitation for Bid ☐Multi-Step Invitation for Bid ☒Request for Proposal ☐Other: _____	☒Yes ☐No **Basis of Award:** ☐Lowest Bid Price ☐Lowest Evaluated Bid Price ☒Most Responsible and Responsive Offeror ☐N/A
Requested Amount:	$20,000,000.00	**Contract Number:**	48541
Contract Term:	5 Years	**Project Location:**	☐Montgomery County ☐Prince George's County ☒Both Counties ☐Other: _____
Option Term:	N/A		

Project Scope and Overview

The work under this contract will consolidate and expand upon all past and on-going efforts associated with water master and facility planning within WSSC Water and to supplement and enhance this work to develop one comprehensive master plan for the entire water system to include water transmission and distribution, pumping, source water supply, storage, water treatment, and buildings and grounds. The basis of the Master Plan will be system-wide, while Facility Plans will be specific to each of the above elements of the system. After review of the past and on-going work effort, as well as visiting each facility and interviewing staff within all Departments and Divisions, short, medium and long-term needs will be developed. Alternatives to accommodate these needs will be developed and evaluated and the recommended alternatives will be proposed as new Capital Improvement Projects and programs for subsequent placement into the annual Capital Improvement Project budget.

FY25 Budget:	$2,500,000.00	**FY26 Budget:**	$6,000,000.00
FY27 Budget:	$6,000,000.00	**FY28 Budget:**	$3,000,000.00
FY29 Budget:	$2,500,000.00		

Docusign Envelope ID: C3F64E7B-BCE8-4DBD-8417-167C9C30B8FA

Capital Improvement Project (CIP)	
CIP Project Title:	Master Planning and Facilities Planning and Investment
CIP Job Number:	FY25 ESP No. A-890.72, FY26 and on CIP No. A-113.00

Justification
The development of comprehensive 20-Year System-wide Master Plans and 10-Year Facility Plans will assess current and future needs across all facilities and systems. These plans will develop and evaluate various alternatives and provide recommendations to address short, medium, and long-term requirements. The outcome will be recommended projects and programs to be incorporated into the annual Capital Improvement Program. This planning initiative is a critical component of our Strategic Plan and essential for systematic infrastructure development. Benefits will include incorporating opportunities to enhance operational reliability and resilience, climate change, redundancy, Equity, Diversity and Inclusion, and regional water and wastewater resources into the planning of all future needs.

OSDI Recommendation			
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A	**MBE/SLBE Recommended Subcontracting Goal:**	30.00%

Docusign Envelope ID: C3F64E7B-BCE8-4DBD-8417-167C9C30B8FA

Awardee Information				
Contractor Name:	Ramboll Americas Engineering Solutions, Inc.			
Contract Amount:	$20,000,000.00	**Firm Type:**	☒Majority ☐MBE – African American ☐MBE – Asian American ☐MBE – Hispanic American	☐MBE – Native American ☐MBE – Women Owned ☐SLBE
Business Location:	Bowie, Maryland			
Past Performance:	☒ Satisfactory ☐ No Past Performance			

Subcontractors	Proffered Percentage	Summary of Services
C.C. Johnson & Malhotra, PC (MDOT #93-115, Asian American) Rockville, Maryland	10.00% (MBE)	Provide building systems mechanical, structural and architectural, assessment of water facilities and buildings
PEER Consultants, PC (MDOT #03-231, African American, Female/Woman-Owned) Washington, DC	8.00% (MBE)	Water system engineering, operations and maintenance, capital improvement program
Shah & Associates, Inc. (CRMSDC #CR570255, Asian American) Gaithersburg, Maryland	6.00% (MBE)	Support planning efforts and advise on SCADA, process control and field instruments
Benico, LLC (MDOT #17-675, Female/Woman-Owned) Silver Spring, Maryland	4.00% (MBE)	Engineering and planning consulting services
Juggernaut Consulting, LLC (MDOT #15-054, African American) Laurel, Maryland	2.00% (MBE)	Conduct financial modeling, cost analysis, financial assessments
Subcontracting Total:	**30.00%**	

Change Order Justification		
Goods and Services:	**Construction:**	**Professional Services or Architectural & Engineering:**
☐ Increased quantities ☐ Increased unit prices ☐ Other (Describe below)	☐ Unforeseen site changes ☐ Minor change in scope ☐ Scheduling impacts ☐ Design errors or omissions ☐ Other (Describe below)	☐ Increased hours ☐ Increased hourly rates ☐ Minor change in scope ☐ Scheduling impacts ☐ Other (Describe below)

Docusign Envelope ID: C3F64E7B-BCE8-4DBD-8417-167C9C30B8FA

Other Justification(s):

Contract Summary				
Contract History:	**Requested Amount:**	**Cumulative Amount:**	**Approved By:**	**Approval Date:**
Original Contract Value	$	$		
Change Order No. 1	$	$		
Option Term 1	$	$		
	TOTALS	$		

Statement of Determination and Findings

Based upon a thorough review and analysis of the Contractor's proposal and all other supporting documentation submitted by the Contractor, and in conjunction with the due diligence performed by the Procurement Office, I certify that the award of Contract No. 48541 is relevant, fair, and reasonable, and in the best interest of the Commission. To the best of my knowledge and belief, all applicable regulatory and statutory provisions were adhered to when determining award.
Buyer: Angela Gaskins Buyer's Initials: _____

Docusign Envelope ID: C3F64E7B-BCE8-4DBD-8417-167C9C30B8FA

Legal Form and Sufficiency Review

This contract was procured under an exemption from competition as provided for in the Procurement Regulations. The use of that exemption has been reviewed and approved for legal sufficiency.

☐ Not Applicable

_____
General Counsel's Office

☐ Not Applicable

This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office:

_____
General Counsel's Office

Or

The Procurement Office has notified the General Counsel's Office that this is a standard form contract previously approved for legal form and sufficiency by the General Counsel's Office and there are no deviations from the standard form:

Signed by:
Nina R Hickson
36721264CCA14E4...
General Counsel's Office

Docusign Envelope ID: C3F64E7B-BCE8-4DBD-8417-167C9C30B8FA

Review and Approval

DocuSigned by:
444C18044F2F44A...

Mar 6, 2025 | 6:41 PM EST

Eyad Mizian — **Date**
Chief Engineer

DocuSigned by:
Courtney Edmonds
526DA92DF0F3438...

Mar 7, 2025 | 8:59 AM EST

Courtney J. Edmonds — **Date**
Office of Supplier Diversity & Inclusion Director

Signed by:
Munetsi Timothy Musara
66EC2C787AA4449...

Mar 7, 2025 | 10:08 AM EST

Munetsi Timothy Musara — **Date**
Chief Financial Officer

Signed by:
Caprecia M Poole-Williams
A42FEDB2CA544D0...

Mar 6, 2025 | 7:56 PM EST

Caprecia M. Poole-Williams — **Date**
Chief Procurement Officer

DocuSigned by:
Aklile Tesfaye
729AA1281A544A4...

Mar 10, 2025 | 8:22 AM EDT

Aklile Tesfaye — **Date**
Deputy General Manager of Operations

DocuSigned by:
D2484629DDEE450...

Mar 12, 2025 | 3:58 AM EDT

Kishia L. Powell — **Date**
General Manager/CEO

Docusign Envelope ID: C3F64E7B-BCE8-4DBD-8417-167C9C30B8FA

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted to approve the above action.

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted to approve the above action with the following stipulations:

_____

_____

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted not to approve the above action.

_____ / _____

COMMISSION **Date**

Docusign Envelope ID: C3F64E7B-BCE8-4DBD-8417-167C9C30B8FA

Bid Results

SOLICITATION NO: 48541		**DATE:** **TIME:** **LOCATION:**	1/07/2025 14:00:00 PM Online Discussion
TITLE:	Water Master Planning and Facility Planning		
RECORDED BY:	A. Gaskins		

	NAME OF BIDDER
1.	Carollo Engineering, Inc.
2.	Ramboll Americas Engineering Solutions, Inc.

Docusign Envelope ID: 5E93EAA9-78DA-405F-9F1B-C509AB84D9EF

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 48542 Wastewater Master Planning and Facility Planning the amount of $20,000,00.00 to HDR Engineering, Inc. for a contract term of 5 years.

Contract Summary

Requested Action:	Contracting Area:	Procurement Type:	Competitively Bid:
☒New Award ☐Option Term ☐Change Order ☐Other: _____	☒Architecture & Engineering ☐Construction ☐Goods & Services ☐Professional Services	☐Invitation for Bid ☐Multi-Step Invitation for Bid ☒Request for Proposal ☐Other: _____	☒Yes ☐No **Basis of Award:** ☐Lowest Bid Price ☐Lowest Evaluated Bid Price ☒Most Responsible and Responsive Offeror ☐N/A
Requested Amount:	$20,000,000.00	**Contract Number:**	48542
Contract Term:	5 years	**Project Location:**	☐Montgomery County ☐Prince George's County ☒Both Counties ☐Other: _____
Option Term:	N/A		

Project Scope and Overview

This work under this contract will consolidate and expand upon all past and on-going efforts associate with wastewater master and facility planning within WSSC Water and to supplement and enhance this work to develop one comprehensive master plan for the entire wastewater system to include wastewater treatment and biosolids management, and wastewater conveyance including sewer mains, pumping, and storage. The basis of the Master Plan will be system wide, while Facility Plans will be specific to each of the above elements of the system. After review of the past and on-going work effort, as well as visiting each facility and interviewing staff from all Departments and Divisions, short, medium and long-term needs will be developed. Alternatives to accommodate these needs will be developed and evaluated and the recommended alternatives will be proposed as new CIP projects and programs for subsequent placement into the annual CIP budget.

FY25 Budget:	$2,500,000.00	**FY26 Budget:**	$6,000,000.00
FY27 Budget:	$6,000,000.00	**FY28 Budget:**	$3,000,000.00
FY29 Budget:	$2,500,000.00		

Docusign Envelope ID: 5E93EAA9-78DA-405F-9F1B-C509AB84D9EF

Capital Improvement Project (CIP)	
CIP Project Title:	Master Planning and Facilities Planning and Investment
CIP Job Number:	FY25 ESP No. A-890.72 , FY26 and on CIP No. A-113.00

Justification
The development of comprehensive 20-Year System-wide Master Plans and 10-Year Facility Plans will assess current and future needs across all facilities and systems. These plans will develop and evaluate various alternatives and provide recommendations to address short, medium, and long-term requirements. The outcome will be recommended projects and programs to be incorporated into the annual Capital Improvement Program (CIP). This planning initiative is a critical component of our Strategic Plan and essential for systematic infrastructure development. Benefits will include incorporating opportunities to enhance operational reliability and resilience, climate change, redundancy, Equity, Diversity and Inclusion, and regional water and wastewater resources into the planning of all future needs.

OSDI Recommendation			
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A	**MBE/SLBE Recommended Subcontracting Goal:**	30.00%

Docusign Envelope ID: 5E93EAA9-78DA-405F-9F1B-C509AB84D9EF

Awardee Information				
Contractor Name:	HDR Engineering, Inc.			
Contract Amount:	$20,000,000.00	**Firm Type:**	☒Majority ☐MBE – African American ☐MBE – Asian American ☐MBE – Hispanic American	☐MBE – Native American ☐MBE – Women Owned ☐SLBE
Business Location:	Fulton, Maryland			
Past Performance:	☒ Satisfactory ☐ No Past Performance			

Subcontractors	Proffered Percentage	Summary of Services
BVF Engineering, Inc. (MDOT #12-131, Asian American) Columbia, Maryland	6.00% (MBE)	Develop and manage the comprehensive Master Project Schedule; prepare and analyze cost-loaded schedules, assess budget changes, and report on financial performance. Facilitate biweekly progress and coordination meetings
Environ-Civil Engineering, LTD (MDOT #97-156, African American) Gaithersburg, Maryland	6.00% (MBE)	Engineering Services
Materials Matters, Inc. (MDOT #09-322, Female/Woman-Owned) Elizabethtown, Pennsylvania	4.00% (MBE)	Biosolids planning, handling and management evaluations, handling support
SZ PM Consultants, Inc. (MDOT #12-683, Asian American, Female/Woman-Owned) Washington, D.C.	8.00% (SLBE)	Engineering and planning consulting services
RIVUS Consulting, LLC (MDOT #15-127, Asian American) Lanham, Maryland	6.00% (MBE)	Engineering and environmental services
Subcontracting Total:	**30.00%**	

Docusign Envelope ID: 5E93EAA9-78DA-405F-9F1B-C509AB84D9EF

Change Order Justification		
Goods and Services:	**Construction:**	**Professional Services or Architectural & Engineering:**
☐ Increased quantities ☐ Increased unit prices ☐ Other (Describe below)	☐ Unforeseen site changes ☐ Minor change in scope ☐ Scheduling impacts ☐ Design errors or omissions ☐ Other (Describe below)	☐ Increased hours ☐ Increased hourly rates ☐ Minor change in scope ☐ Scheduling impacts ☐ Other (Describe below)

Other Justification(s):

Contract Summary				
Contract History:	**Requested Amount:**	**Cumulative Amount:**	**Approved By:**	**Approval Date:**
Original Contract Value	$	$		
Change Order No. 1	$	$		
Option Term 1	$	$		
	TOTALS	$		

Statement of Determination and Findings

Based upon a thorough review and analysis of the Contractor's proposal and all other supporting documentation submitted by the Contractor, and in conjunction with the due diligence performed by the Procurement Office, I certify that the award of Contract No. 48542 is relevant, fair, and reasonable, and in the best interest of the Commission. To the best of my knowledge and belief all applicable regulatory and statutory provisions were adhered to when determining award.

Buyer: Angela Gaskins Buyer's Initials: _____

Docusign Envelope ID: 5E93EAA9-78DA-405F-9F1B-C509AB84D9EF

Legal Form and Sufficiency Review

This contract was procured under an exemption from competition as provided for in the Procurement Regulations. The use of that exemption has been reviewed and approved for legal sufficiency.

☐ Not Applicable

_____
General Counsel's Office

☐ Not Applicable

This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office:

_____
General Counsel's Office

Or

The Procurement Office has notified the General Counsel's Office that this is a standard form contract previously approved for legal form and sufficiency by the General Counsel's Office and there are no deviations from the standard form:

Signed by:
Nina R Hickson
36721264CCA14E4...

General Counsel's Office

Docusign Envelope ID: 5E93EAA9-78DA-405F-9F1B-C509AB84D9EF

Review and Approval

DocuSigned by:
444C18044F2F44A...

Mar 9, 2025 | 4:04 PM EDT

Eyad Mizian
Chief Engineer

Date

DocuSigned by:
Courtney Edmonds
526DA92DF8F3438...

Mar 9, 2025 | 10:26 PM EDT

Courtney J. Edmonds
Office of Supplier Diversity & Inclusion Director

Date

Signed by:
Munetsi Timothy Musara
66EC2C787AA4449...

Mar 10, 2025 | 11:12 AM EDT

Munetsi Timothy Musara
Chief Financial Officer

Date

DocuSigned by:
michael jackson
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Mar 10, 2025 | 7:23 AM EDT

Michael Jackson
Acting Chief Procurement Officer

Date

DocuSigned by:
Aklile Tesfaye
729AA1281A544A4...

Mar 10, 2025 | 11:21 AM EDT

Aklile Tesfaye
Deputy General Manager of Operations

Date

DocuSigned by:
D2484629DDEE450...

Mar 12, 2025 | 3:55 AM EDT

Kishia L. Powell
General Manager/CEO

Date

Docusign Envelope ID: 5E93EAA9-78DA-405F-9F1B-C509AB84D9EF

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted to approve the above action.

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted to approve the above action with the following stipulations:

_____

_____

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted not to approve the above action.

_____ / _____

COMMISSION **Date**

Docusign Envelope ID: 5E93EAA9-78DA-405F-9F1B-C509AB84D9EF

Bid Results

SOLICITATION NO: 48542		**DATE:** **TIME:** **LOCATION:**	1/07/2025 14:00:00 PM Online Discussion
TITLE:	Wastewater Master Planning and Facility Planning		
RECORDED BY:	A. Gaskins		

	NAME OF BIDDER
1.	HDR Engineering, Inc.
2.	Jacobs Engineering Group

Docusign Envelope ID: E57E3611-4A95-41BB-8060-017FE29A2F73

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 48443 Landscaping and Restoration Services in the amount of $6,299,840.00, to Commercial Lawn and Landscaping, Inc., Trading As (T/A) Gazebo Gardens Landscaping, a certified-MBE (MDOT # 97-083, Female/Woman-Owned) in the amount of $1,506,560.00, and to Blythewood Landscaping Management LLC in the amount of $4,793,280.00. This contract has a base term of three (3) years with one, two-year option term.

Contract Summary

Requested Action:	**Contracting Area:**	**Procurement Type:**	**Competitively Bid:**
☒New Award ☐Option Term ☐Change Order ☐Other: _____	☐Architecture & Engineering ☒Construction ☐Goods & Services ☐Professional Services	☒Invitation for Bid ☐Multi-Step Invitation for Bid ☐Request for Proposal ☐Other: _____	☒Yes ☐No **Basis of Award:** ☒Lowest Bid Price ☐Lowest Evaluated Bid Price ☐Most Responsible and Responsive Offeror ☐N/A
Requested Amount:	$6,299,840.00	**Contract Number:**	48443
Contract Term:	3 Years	**Project Location:**	☐Montgomery County ☐Prince George's County ☒Both Counties ☐Other: _____
Option Term:	One, Two-Year Option		

Project Scope and Overview

Work will be assigned as needed to perform restoration services at various locations. The scope of work includes, but is not limited to, full area restoration, which may involve one or more of the following tasks: supplying, installing, and maintaining trees and shrubs of various sizes and species; seeding and sodding; providing ground cover; performing minor grading; preparing seed beds with fertilizer or lime; mulching; watering; and installing decorative flowers, stones, pavers, and other landscaping elements.

FY25 Budget:	$ 524,986.66	**FY26 Budget:**	$2,099,946.67
FY27 Budget:	$2,099,946.67	**FY28 Budget:**	$1,574,960.00

Capital Improvement Project (CIP)

CIP Project Title:	
CIP Job Number:	

Docusign Envelope ID: E57E3611-4A95-41BB-8060-017FE29A2F73

Justification
This contract is required to restore landscaping impacted by the replacement of water and sewer assets. It ensures that damaged areas, such as lawns and plants, are repaired and returned to their original or improved condition. The contract also covers any emergency repairs that may arise during the project, guaranteeing that landscaping is handled efficiently and professionally. The disparity between the two bids and the Engineer's Estimate arises because Commercial Lawn and Landscaping, Inc. T/A Gazebo Gardens Landscaping submitted a bid for only two areas within Montgomery County, while Blythewood Landscaping Management LLC bid on all six areas, including two in Montgomery County and four in Prince George's County.

OSDI Recommendation			
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A	**MBE/SLBE Recommended Subcontracting Goal:**	30.00%

Awardee Information				
Contractor Name:	Commercial Lawn and Landscaping Inc. t/a Gazebo Gardens Landscaping			
Contract Amount:	$1,506,560.00	**Firm Type:**	☐Majority ☐MBE – African American ☐MBE – Asian American ☐MBE – Hispanic American	☐MBE – Native American ☒MBE – Women Owned ☒SLBE
Business Location:	Brookeville, MD			
Past Performance:	☒ Satisfactory ☐ No Past Performance			

Subcontractors	Proffered Percentage	Summary of Services
Malill, LLC. (MDOT #08-017, African American) Sykesville, Maryland	32.00% (MBE)	Site preparation, Bio-retention planting, excavation hauling of debris and soil.
Subcontracting Total:	**32.00%**	

Docusign Envelope ID: E57E3611-4A95-41BB-8060-017FE29A2F73

Awardee Information				
Contractor Name:	Blythewood Landscaping Management, LLC			
Contract Amount:	$4,793,280.00	**Firm Type:**	☒Majority ☐MBE – African American ☐MBE – Asian American ☐MBE – Hispanic American	☐MBE – Native American ☐MBE – Women Owned ☐SLBE
Business Location:	Upper Marlboro, MD			
Past Performance:	☒ Satisfactory ☐ No Past Performance			

Subcontractors	Proffered Percentage	Summary of Services
Bolana Enterprises, Inc. (MDOT #06-449, African American) Beltsville, Maryland	30.00% (MBE)	Building materials supply
Subcontracting Total:	**30.00%**	

Change Order Justification		
Goods and Services:	**Construction:**	**Professional Services or Architectural & Engineering:**
☐ Increased quantities ☐ Increased unit prices ☐ Other (Describe below)	☐ Unforeseen site changes ☐ Minor change in scope ☐ Scheduling impacts ☐ Design errors or omissions ☐ Other (Describe below)	☐ Increased hours ☐ Increased hourly rates ☐ Minor change in scope ☐ Scheduling impacts ☐ Other (Describe below)

Other Justification(s):

Docusign Envelope ID: E57E3611-4A95-41BB-8060-017FE29A2F73

Contract History:	**Requested Amount:**	**Cumulative Amount:**	**Approved By:**	**Approval Date:**
Original Contract Value	$	$		
Change Order No. 1	$	$		
Option Term 1	$	$		
	TOTALS	$		

Statement of Determination and Findings

Based upon a thorough review and analysis of the Contractor's proposal and all other supporting documentation submitted by the Contractor, and in conjunction with the due diligence performed by the Procurement Office, I certify that the award of Contract No. 48443 is relevant, fair, and reasonable, and in the best interest of the Commission. To the best of my knowledge and belief all applicable regulatory and statutory provisions were adhered to when determining award.
Buyer: Curtis L Pinder Buyer's Initials: CP

Docusign Envelope ID: E57E3611-4A95-41BB-8060-017FE29A2F73

Legal Form and Sufficiency Review

This contract was procured under an exemption from competition as provided for in the Procurement Regulations. The use of that exemption has been reviewed and approved for legal sufficiency.

☐ Not Applicable

_____
General Counsel's Office

☐ Not Applicable

This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office:

_____
General Counsel's Office

Or

The Procurement Office has notified the General Counsel's Office that this is a standard form contract previously approved for legal form and sufficiency by the General Counsel's Office and there are no deviations from the standard form:

Signed by:
Nina R Hickson
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General Counsel's Office

Docusign Envelope ID: E57E3611-4A95-41BB-8060-017FE29A2F73

Review and Approval

DocuSigned by:
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Mar 5, 2025 | 9:50 PM EST

Eyad Mizian
Chief Engineer

Date

DocuSigned by:
Courtney Edmonds
528DA92DF6F3438...

Mar 7, 2025 | 9:30 AM EST

Courtney J. Edmonds
Office of Supplier Diversity & Inclusion Director

Date

Signed by:
Munetsi Timothy Musara
66EC2C787AA4449...

Mar 6, 2025 | 10:49 AM EST

Munetsi Timothy Musara
Chief Financial Officer

Date

DocuSigned by:
Caprecia MPoole-Williams
A42FEDB2CA544D0...

Mar 6, 2025 | 1:46 AM EST

Caprecia M. Poole-Williams
Chief Procurement Officer

Date

DocuSigned by:
Aklile Tesfaye
729AA1281A544A4...

Mar 7, 2025 | 12:08 PM EST

Aklile Tesfaye
Deputy General Manager of Operations

Date

DocuSigned by:
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Mar 12, 2025 | 4:07 AM EDT

Kishia L. Powell
General Manager/CEO

Date

Docusign Envelope ID: E57E3611-4A95-41BB-8060-017FE29A2F73

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted to approve the above action.

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted to approve the above action with the following stipulations:

_____

_____

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted not to approve the above action.

_____ / _____

COMMISSION **Date**

Docusign Envelope ID: E57E3611-4A95-41BB-8060-017FE29A2F73

Bid Results

SOLICITATION NO: 48443		**DATE:** **TIME:** **LOCATION:**	10/29/2024 14:00:00 PM Online Discussion
TITLE:	Landscape & Restoration Services		
ENGINEER'S ESTIMATE	**$4,803,762.00**	**RECORDED BY:**	C. Pinder

	NAME OF BIDDER	BID AMOUNT
1.	Commercial Lawn &Landscape Inc.	$1,506,560.00
2.	Blythewood Landscaping Management, LLC	$4,793,280.00

Docusign Envelope ID: 56FD1B82-D0CB-4B50-81CC-8CA66CF586E7

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 48553 Cheltenham Avenue Water Main Replacement in the amount of $1,973,997.70 to ECM Corporation, a certified-MBE (MDOT #19-001, Hispanic American, Female/Women-Owned), for a contract term of 165 days.

Contract Summary

Requested Action:	**Contracting Area:**	**Procurement Type:**	**Competitively Bid:**
☒New Award ☐Option Term ☐Change Order ☐Other: _____	☐Architecture & Engineering ☒Construction ☐Goods & Services ☐Professional Services	☒Invitation for Bid ☐Multi-Step Invitation for Bid ☐Request for Proposal ☐Other: _____	☒Yes ☐No **Basis of Award:** ☒Lowest Bid Price ☐Lowest Evaluated Bid Price ☐Most Responsible and Responsive Offeror ☐N/A
Requested Amount:	$1,973,997.70	**Contract Number:**	48553
Contract Term:	165 days	**Project Location:**	☐Montgomery County ☒Prince George's County ☐Both Counties ☐Other: _____
Option Term:	N/A		

Project Scope and Overview

The project Cheltenham Avenue Water Main Replacement is in Clinton, Maryland. It is on Cheltenham Avenue between Dangerfield Place and Edison Lane, including portions of Dorian Lane and Echo Lane.

The contract consists of installation of approximately 216 feet of new 8-inch ductile iron pipe water main, 1,793 feet of new 10-inch ductile iron pipe water main, 12 feet of 14-inch ductile iron pipe water main, and 38 feet of 16-inch ductile iron pipe water main. It also includes 1,284 feet of 8-inch cured-in-place pipe lining, installation of 9 fire hydrants, and 42 water house connections to serve: Echo Lane, Cheltenham Avenue, Dorian Lane, and Dangerfield Place in Clinton, Maryland.

The Fact Sheets were mailed to impacted customers and the Honorable Sydney J. Harrison, Prince George's County Council District 09, on July 8, 2024.

Docusign Envelope ID: 56FD1B82-D0CB-4B50-81CC-8CA66CF586E7

The Construction Outreach Meeting invitation cards will be mailed to impacted customers and the Honorable Sydney J. Harrison, Prince George's County Council District 09, and the meeting will be held approximately 6-8 weeks prior to the start of the construction.

FY25 Budget:	$717,817.00	**FY26 Budget:**	$1,256,180.70
FY27 Budget:	$	**FY28 Budget:**	$

Capital Improvement Project (CIP)	
CIP Project Title:	Cheltenham Avenue Water Main Replacement
CIP Job Number:	BR6655A19

Justification
Cheltenham Avenue Water Main Replacement includes the replacement of approximately 0.6 miles of 8-inch cast iron pipe and ductile iron pipe distribution water mains constructed between 1963 and 1986. The project resides in Prince George's County in the 385B pressure zone and supplies water to Cheltenham Forest subdivision of Clinton, Maryland. During a recent examination, it was discovered that the main has experienced approximately five water main breaks, shutdowns, and pipe repairs since 1999. The main is of high importance because it is the primary source of water for Safe Haven Daycare, Liberian Orphanage, and many residents in the immediate area. It is also near United States Government property, Prince George's Fire Department Training Academy, Cheltenham Oaks Assisted Living, and the Old Paths Baptist Church.

OSDI Recommendation			
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A	**MBE/SLBE Recommended Subcontracting Goal:**	20.00%

Awardee Information				
Contractor Name:	ECM Corporation			
Contract Amount:	$1,973,997.70	**Firm Type:**	☐Majority ☐MBE – African American ☐MBE – Asian American ☒MBE – Hispanic American	☐MBE – Native American ☐MBE – Women Owned ☐SLBE
Business Location:	Severn, Maryland			
Past Performance:	☒ Satisfactory ☐ No Past Performance			

Subcontractors	**Proffered Percentage**	**Summary of Services**
Rava Engineering, Inc. (MDOT #16-338, Female/Women-Owned) Bethesda, Maryland	20.00% (SLBE)	Provide project management for highway, bridge construction, wholesale trade agents & brokers
Subcontracting Total:	**20.00%**	

Docusign Envelope ID: 56FD1B82-D0CB-4B50-81CC-8CA66CF586E7

Change Order Justification		
Goods and Services:	**Construction:**	**Professional Services or Architectural & Engineering:**
☐ Increased quantities ☐ Increased unit prices ☐ Other (Describe below)	☐ Unforeseen site changes ☐ Minor change in scope ☐ Scheduling impacts ☐ Design errors or omissions ☐ Other (Describe below)	☐ Increased hours ☐ Increased hourly rates ☐ Minor change in scope ☐ Scheduling impacts ☐ Other (Describe below)

Other Justification(s):

Contract Summary				
Contract History:	**Requested Amount:**	**Cumulative Amount:**	**Approved By:**	**Approval Date:**
Original Contract Value	$	$		
Change Order No. 1	$	$		
Option Term 1	$	$		
	TOTALS	$		

Statement of Determination and Findings

Based upon a thorough review and analysis of the Contractor's proposal and all other supporting documentation submitted by the Contractor, and in conjunction with the due diligence performed by the Procurement Office, I certify that the award of Contract No. 48553 is relevant, fair, and reasonable, and in the best interest of the Commission. To the best of my knowledge and belief all applicable regulatory and statutory provisions were adhered to when determining award.
Buyer: Cheryll Brewton Buyer's Initials: CB

Docusign Envelope ID: 56FD1B82-D0CB-4B50-81CC-8CA66CF586E7

Legal Form and Sufficiency Review

This contract was procured under an exemption from competition as provided for in the Procurement Regulations. The use of that exemption has been reviewed and approved for legal sufficiency.

☐ Not Applicable

_____
General Counsel's Office

☐ Not Applicable

This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office:

_____
General Counsel's Office

Or

The Procurement Office has notified the General Counsel's Office that this is a standard form contract previously approved for legal form and sufficiency by the General Counsel's Office and there are no deviations from the standard form:

Signed by:
Nina R Hickson
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General Counsel's Office

Docusign Envelope ID: 56FD1B82-D0CB-4B50-81CC-8CA66CF586E7

Review and Approval

DocuSigned by:
444C18044F2F44A...

Mar 6, 2025 | 6:39 PM EST

Eyad Mizian
Chief Engineer

Date

DocuSigned by:
Courtney Edmonds
528DA92DF6F3438...

Mar 7, 2025 | 9:07 AM EST

Courtney J. Edmonds
Office of Supplier Diversity & Inclusion Director

Date

Signed by:
Munetsi Timothy Musara
66EC2C787AA4449...

Mar 7, 2025 | 10:04 AM EST

Munetsi Timothy Musara
Chief Financial Officer

Date

DocuSigned by:
Caprecia MPoole-Williams
A42FEDB2CA544D0...

Mar 6, 2025 | 7:57 PM EST

Caprecia M. Poole-Williams
Chief Procurement Officer

Date

DocuSigned by:
Aklile Tesfaye
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Mar 7, 2025 | 11:39 AM EST

Aklile Tesfaye
Deputy General Manager of Operations

Date

DocuSigned by:
Kpowell
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Mar 12, 2025 | 4:14 AM EDT

Kishia L. Powell
General Manager/CEO

Date

Docusign Envelope ID: 56FD1B82-D0CB-4B50-81CC-8CA66CF586E7

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted to approve the above action.

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted to approve the above action with the following stipulations:

_____

_____

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted not to approve the above action.

_____ / _____

COMMISSION **Date**

Docusign Envelope ID: 56FD1B82-D0CB-4B50-81CC-8CA66CF586E7

Bid Results

SOLICITATION NO: 48553		**DATE:** **TIME:** **LOCATION:**	12/20/2024 14:00:00PM Online Discussion
TITLE:	Cheltenham Avenue Water Main Replacement		
ENGINEER'S ESTIMATE	**$1,788,778.00**	**RECORDED BY:**	C. Brewton

	NAME OF BIDDER	BID AMOUNT
1.	ECM Corporation	$1,973,997.70
2.	Sagres Construction Corporation	$2,247,641.95
3.	Rustler Construction, Inc.	$2,409,894.00
4.	Rivers Construction Group, LTD	$2,446,563.00
5.	Anchor Construction Corporation	$2,981,341.00

Docusign Envelope ID: 56FD1B82-D0CB-4B50-81CC-8CA66CF586E7

WSSCWATER
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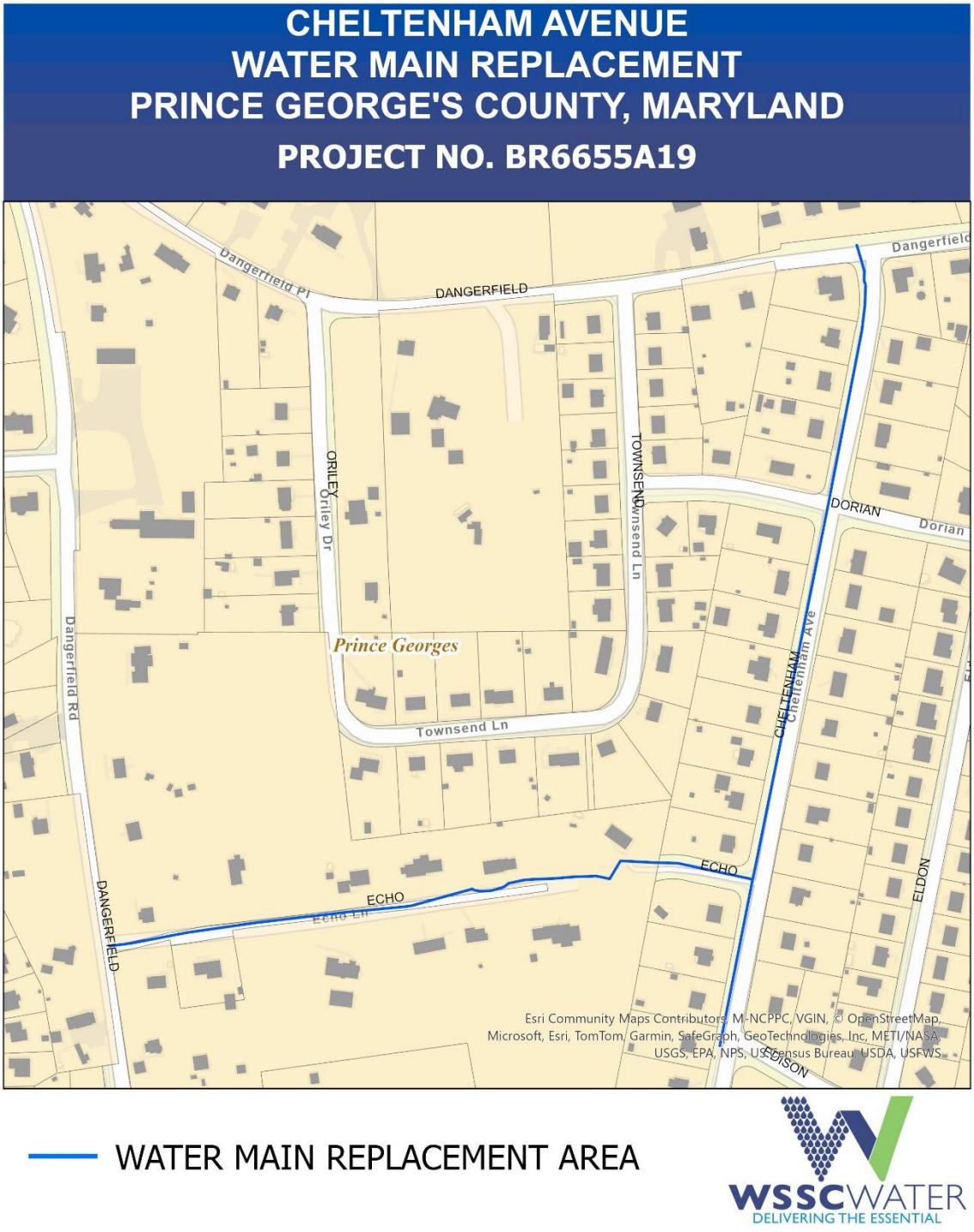
Project Map



Docusign Envelope ID: 2F9CA036-2BA6-4920-8160-CC2DE975CC6C

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 48433 White Oak Water Main Replacement in the amount of $8,405,283.00 to Rivers Construction Group, Ltd. a certified-MBE (MDOT #10-083, Asian American/Female), for a contract term of 395 days.

Contract Summary

Requested Action:	Contracting Area:	Procurement Type:	Competitively Bid:
☒New Award ☐Option Term ☐Change Order ☐Other: _____	☐Architecture & Engineering ☒Construction ☐Goods & Services ☐Professional Services	☒Invitation for Bid ☐Multi-Step Invitation for Bid ☐Request for Proposal ☐Other: _____	☒Yes ☐No **Basis of Award:** ☒Lowest Bid Price ☐Lowest Evaluated Bid Price ☐Most Responsible and Responsive Offeror ☐N/A
Requested Amount:	$8,405,283.00	**Contract Number:**	48433
Contract Term:	395 Days	**Project Location:**	☐Montgomery County ☐Prince George's County ☒Both Counties ☐Other: _____
Option Term:	N/A		

Project Scope and Overview

The scope of this contract consists of the replacement of 12-inch cast iron water main with approximately 6,932 feet of 20-inch Pritec-coated ductile iron pipe, 838 feet of 6-inch, 8-inch, 10-inch, 12-inch, 14-inch, and 16-inch Pritec-coated ductile iron pipe, and 891 feet of replacement water house connections in Silver Spring, and Beltsville, Maryland.

Community outreach meeting will be held 4 to 6 weeks prior to construction.

FY25 Budget:	$2,552,584.00	**FY26 Budget:**	$5,852,699.00
FY27 Budget:	$	**FY28 Budget:**	$

Capital Improvement Project (CIP)

CIP Project Title:	White Oak Water Main Replacement
CIP Job Number:	BT6618A18 (CIP W113.20)

Docusign Envelope ID: 2F9CA036-2BA6-4920-8160-CC2DE975CC6C

Justification
The White Oak Water Main Replacement project is located in the Calverton area of Silver Spring, Maryland along Cherry Hill and Gracefield Roads. The project is for the replacement of approximately 1.4 miles of 12-inch cast iron water main, extending from Calverton Blvd to Powder Mill Rd. There were a number of planned development projects that generated an evaluation of the existing water infrastructure in the project area. These projects included the Washington Adventist Hospital, Viva Global LifeSci Village, and Food & Drug Administration White Oak Master Plan. The hydraulic evaluation determined that the 12-inch water main along Cherry Hill and Gracefield Roads were unable to provide adequate hydraulic capacity required for the proposed development and future growth in this area. As a result, it was recommended that this pipe be upsized to a 20-inch main, to provide adequate capacity to serve domestic and fire flow needs for the three new developments. The mains will also provide additional looping and redundancy to the 495A Pressure Zone.

OSDI Recommendation			
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A	**MBE/SLBE Recommended Subcontracting Goal:**	17.00%

Awardee Information				
Contractor Name:	Rivers Construction Group Ltd			
Contract Amount:	$8,405,238.00	**Firm Type:**	☐Majority ☐MBE – African American ☒MBE – Asian American ☐MBE – Hispanic American	☐MBE – Native American ☒MBE – Women Owned ☐SLBE
Business Location:	Jessup, Maryland			
Past Performance:	☒ Satisfactory ☐ No Past Performance			

Subcontractors	Proffered Percentage	Summary of Services
General Excavation Co., LLC Silver Spring, Maryland	17.00% (SLBE)	Water house connection and traffic control
Subcontracting Total:	**17.00%**	

Docusign Envelope ID: 2F9CA036-2BA6-4920-8160-CC2DE975CC6C

Change Order Justification		
Goods and Services:	**Construction:**	**Professional Services or Architectural & Engineering:**
☐ Increased quantities ☐ Increased unit prices ☐ Other (Describe below)	☐ Unforeseen site changes ☐ Minor change in scope ☐ Scheduling impacts ☐ Design errors or omissions ☐ Other (Describe below)	☐ Increased hours ☐ Increased hourly rates ☐ Minor change in scope ☐ Scheduling impacts ☐ Other (Describe below)

Other Justification(s):

Contract Summary				
Contract History:	**Requested Amount:**	**Cumulative Amount:**	**Approved By:**	**Approval Date:**
Original Contract Value	$	$		
Change Order No. 1	$	$		
Option Term 1	$	$		
	TOTALS	$		

Statement of Determination and Findings

Based upon a thorough review and analysis of the Contractor's proposal and all other supporting documentation submitted by the Contractor, and in conjunction with the due diligence performed by the Procurement Office, I certify that the award of Contract No. 48433 is relevant, fair, and reasonable, and in the best interest of the Commission. To the best of my knowledge and belief all applicable regulatory and statutory provisions were adhered to when determining award.
Buyer: Angela Gaskins Buyer's Initials: _____

Docusign Envelope ID: 2F9CA036-2BA6-4920-8160-CC2DE975CC6C

Legal Form and Sufficiency Review

This contract was procured under an exemption from competition as provided for in the Procurement Regulations. The use of that exemption has been reviewed and approved for legal sufficiency.

☐ Not Applicable

_____
General Counsel's Office

☐ Not Applicable

This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office:

_____
General Counsel's Office

Or

The Procurement Office has notified the General Counsel's Office that this is a standard form contract previously approved for legal form and sufficiency by the General Counsel's Office and there are no deviations from the standard form:

Signed by:
Nina R Hickson
_____
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General Counsel's Office

Docusign Envelope ID: 2F9CA036-2BA6-4920-8160-CC2DE975CC6C

Review and Approval

DocuSigned by:
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Mar 5, 2025 | 1:40 PM EST

Eyad Mizian
Chief Engineer

Date

DocuSigned by:
Courtney Edmonds
528DA92DF6F3438...

Mar 7, 2025 | 8:53 AM EST

Courtney J. Edmonds
Office of Supplier Diversity & Inclusion Director

Date

Signed by:
Munetsi Timothy Musara
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Mar 5, 2025 | 5:39 PM EST

Munetsi Timothy Musara
Chief Financial Officer

Date

DocuSigned by:
Caprecia MPoole-Williams
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Mar 5, 2025 | 3:23 PM EST

Caprecia M. Poole-Williams
Chief Procurement Officer

Date

DocuSigned by:
Aklile Tesfaye
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Mar 10, 2025 | 11:25 AM EDT

Aklile Tesfaye
Deputy General Manager of Operations

Date

DocuSigned by:
Kpowell
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Mar 12, 2025 | 3:42 AM EDT

Kishia L. Powell
General Manager/CEO

Date

Docusign Envelope ID: 2F9CA036-2BA6-4920-8160-CC2DE975CC6C

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted to approve the above action.

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted to approve the above action with the following stipulations:

_____

_____

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted not to approve the above action.

_____ / _____

COMMISSION **Date**

Docusign Envelope ID: 2F9CA036-2BA6-4920-8160-CC2DE975CC6C

Bid Results

SOLICITATION NO: 48433		**DATE:** **TIME:** **LOCATION:**	11/07/2024 14:00:00 PM Online Discussion
TITLE:	White Oak Water Main Replacement		
ENGINEERS ESTIMATE:	$9,604,247.00	**RECORDED BY:**	A. Gaskins

	NAME OF BIDDER	BID AMOUNT
1.	Rivers Construction Group, Ltd.	$ 8,405,283.00
2.	A&M Concrete	$ 8,499,216.00
3.	Rustler Construction, Inc.	$ 8,991,828.98
4.	Sagres Construction Corporation	$ 10,440,931.81

Docusign Envelope ID: 2F9CA036-2BA6-4920-8160-CC2DE975CC6C

WSSCWATER
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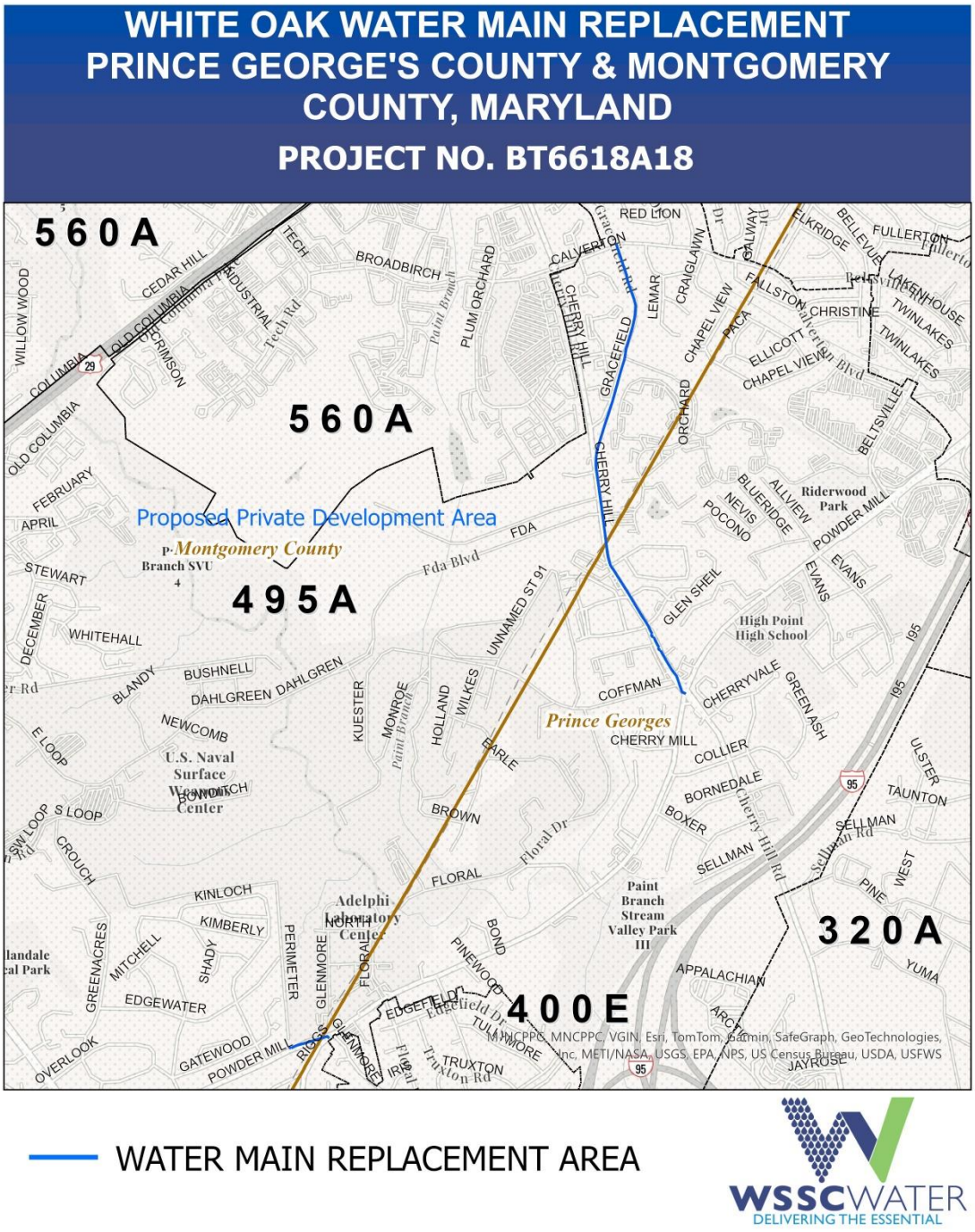
Project Map



Docusign Envelope ID: FFFA8ACB-4EB8-41ED-ACA8-9A20BA6AC4D8

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 48426 Leland Street Large Valve Vault Replacement in the amount of $2,598,663.00 to W.F. Wilson & Sons, Inc., for a contract term of 549 days.

Contract Summary

Requested Action:	Contracting Area:	Procurement Type:	Competitively Bid:
☒New Award ☐Option Term ☐Change Order ☐Other: _____	☐Architecture & Engineering ☒Construction ☐Goods & Services ☐Professional Services	☐Invitation for Bid ☐Multi-Step Invitation for Bid ☒Request for Proposal ☐Other: _____	☒Yes ☐No **Basis of Award:** ☐Lowest Bid Price ☐Lowest Evaluated Bid Price ☒Most Responsible and Responsive Offeror ☐N/A
Requested Amount:	$2,598,663.00	**Contract Number:**	48426
Contract Term:	549 Days	**Project Location:**	☒Montgomery County ☐Prince George's County ☐Both Counties ☐Other: _____
Option Term:	N/A		

Project Scope and Overview

The scope of this contract consists of replacement of approximately 66 feet of 48" and 60" prestressed concrete cylinder pipe transmission main with 54" ductile iron pipe. Replacement of the existing 48" horizontal valve and valve vault with a new 54" ball valve and valve vault. Relocation of the existing 8" water main with 40 feet of new 8" ductile iron pipe.

Community outreach meeting will be held 4 to 6 weeks prior to construction.

FY25 Budget:	$519,732.60	**FY26 Budget:**	$1,299,331.50
FY27 Budget:	$779,598.90	**FY28 Budget:**	$

Capital Improvement Project (CIP)

CIP Project Title:	Leland Street 54-Inch Large Valve Vault Replacement
CIP Job Number:	BT7168A21

Docusign Envelope ID: FFFA8ACB-4EB8-41ED-ACA8-9A20BA6AC4D8

Justification
Large valve # (VV09D04224) is a 48-inch valve installed in 1968 and is located near the intersection of Leland and Strathmore Streets in Chevy Chase, MD. The valve resides in the 495A pressure zone, in Montgomery County. The primary function of a valve of this size is to isolate sections of the transmission main during repairs and replacement work. Proper function of this valve minimizes the length and time that this transmission main is down during work on this water main. The condition of large valves is based on leak and repair history, inspection results, operational status, age, and condition. Troubled valves are typically identified during the inspection or operation of said valve and reported to the Utility Service and/or System Controls Divisions. The order of replacement is then primarily driven by failure mechanism, importance, and location of the valve. This valve is part of 60-inch prestressed concrete cylinder pipe transmission main that transports water from the Potomac Water Filtration Plant east to the 96-inch tunnel. The valve was identified in 2013 for replacement by the Utility Services Division as a result of an inspection, that found the valve body to be cracked and leaking. Ultimately the valve couldn't be repaired, deemed inoperable and was abandoned in place. With this valve being inoperable, it affects the level of service and ability of WSSC to provide water to various locations of Montgomery and Prince George's Counties.

OSDI Recommendation			
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A	**MBE/SLBE Recommended Subcontracting Goal:**	13.00%

Awardee Information				
Contractor Name:	W.F. Wilson & Sons, Inc.			
Contract Amount:	$2,598,663.00	**Firm Type:**	☒Majority ☐MBE – African American ☐MBE – Asian American ☐MBE – Hispanic American	☐MBE – Native American ☐MBE – Women Owned ☐SLBE
Business Location:	Elkridge, Maryland			
Past Performance:	☒ Satisfactory ☐ No Past Performance			

Subcontractors	Proffered Percentage	Summary of Services
LJD Services & Supplies, LLC Laurel, Maryland	9.40% (SLBE)	All other support services & all other construction material/wholesaler
L.E. Blue & Associates, Inc. (MDOT #99-012, African American) Beltsville, Maryland	1.50% (MBE)	All other specialty trade contractors supplying trucking, asphalt & aggregate
Sunrise Safety Service, Inc. (MDOT #95-395, Female/Woman-Owned) Glen Burnie, Maryland	2.10% (MBE)	Safety service, traffic control
Subcontracting Total:	**13.00%**	

Docusign Envelope ID: FFFA8ACB-4EB8-41ED-ACA8-9A20BA6AC4D8

Change Order Justification		
Goods and Services:	**Construction:**	**Professional Services or Architectural & Engineering:**
☐ Increased quantities ☐ Increased unit prices ☐ Other (Describe below)	☐ Unforeseen site changes ☐ Minor change in scope ☐ Scheduling impacts ☐ Design errors or omissions ☐ Other (Describe below)	☐ Increased hours ☐ Increased hourly rates ☐ Minor change in scope ☐ Scheduling impacts ☐ Other (Describe below)

Other Justification(s):

Contract Summary				
Contract History:	**Requested Amount:**	**Cumulative Amount:**	**Approved By:**	**Approval Date:**
Original Contract Value	$	$		
Change Order No. 1	$	$		
Option Term 1	$	$		
	TOTALS	$		

Statement of Determination and Findings

Based upon a thorough review and analysis of the Contractor's proposal and all other supporting documentation submitted by the Contractor, and in conjunction with the due diligence performed by the Procurement Office, I certify that the award of Contract No. 48426 is relevant, fair, and reasonable, and in the best interest of the Commission. To the best of my knowledge and belief all applicable regulatory and statutory provisions were adhered to when determining award.
Buyer: Cheryll Brewton Buyer's Initials: CB

Docusign Envelope ID: FFFA8ACB-4EB8-41ED-ACA8-9A20BA6AC4D8

Legal Form and Sufficiency Review

This contract was procured under an exemption from competition as provided for in the Procurement Regulations. The use of that exemption has been reviewed and approved for legal sufficiency.

☐ Not Applicable

_____
General Counsel's Office

☐ Not Applicable

This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office:

_____
General Counsel's Office

Or

The Procurement Office has notified the General Counsel's Office that this is a standard form contract previously approved for legal form and sufficiency by the General Counsel's Office and there are no deviations from the standard form:

Signed by:
Nina R Hickson
36721264CCA14E4...

General Counsel's Office

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Review and Approval

DocuSigned by:
444C18044E2F44A...

Mar 6, 2025 | 6:38 PM EST

Eyad Mizian
Chief Engineer
Date

DocuSigned by:
Courtney Edmonds
528DA92DE6E3438...

Mar 7, 2025 | 9:08 AM EST

Courtney J. Edmonds
Office of Supplier Diversity & Inclusion Director
Date

Signed by:
Munetsi Timothy Musara
66EC2C787AA4449...

Mar 7, 2025 | 8:40 AM EST

Munetsi Timothy Musara
Chief Financial Officer
Date

DocuSigned by:
Caprecia MPoole-Williams
A42FEDB2CA544D0...

Mar 7, 2025 | 6:35 AM EST

Caprecia M. Poole-Williams
Chief Procurement Officer
Date

DocuSigned by:
Aklile Tesfaye
729AA1281A544A4...

Mar 10, 2025 | 8:21 AM EDT

Aklile Tesfaye
Deputy General Manager of Operations
Date

DocuSigned by:
D2484620DDEE450...

Mar 12, 2025 | 4:01 AM EDT

Kishia L. Powell
General Manager/CEO
Date

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☐This is to certify that the Washington Suburban Sanitary Commission on this date voted to approve the above action.

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted to approve the above action with the following stipulations:

_____

_____

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted not to approve the above action.

_____ / _____

COMMISSION **Date**

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Bid Results

SOLICITATION NO: 48426		**DATE:** **TIME:** **LOCATION:**	11/25/2024 14:00:00PM Online Discussion
TITLE:	Leland Street Large Valve Vault Replacement		
ENGINEER'S ESTIMATE	**$2,489,671.22**	**RECOREDED BY:**	**C. Brewton**

	NAME OF BIDDER	TOTALS
1.	Ross Contracting, Inc	$4,593,764.17
2.	W.F. Wilson & Sons, Inc.	$2,598,663.00

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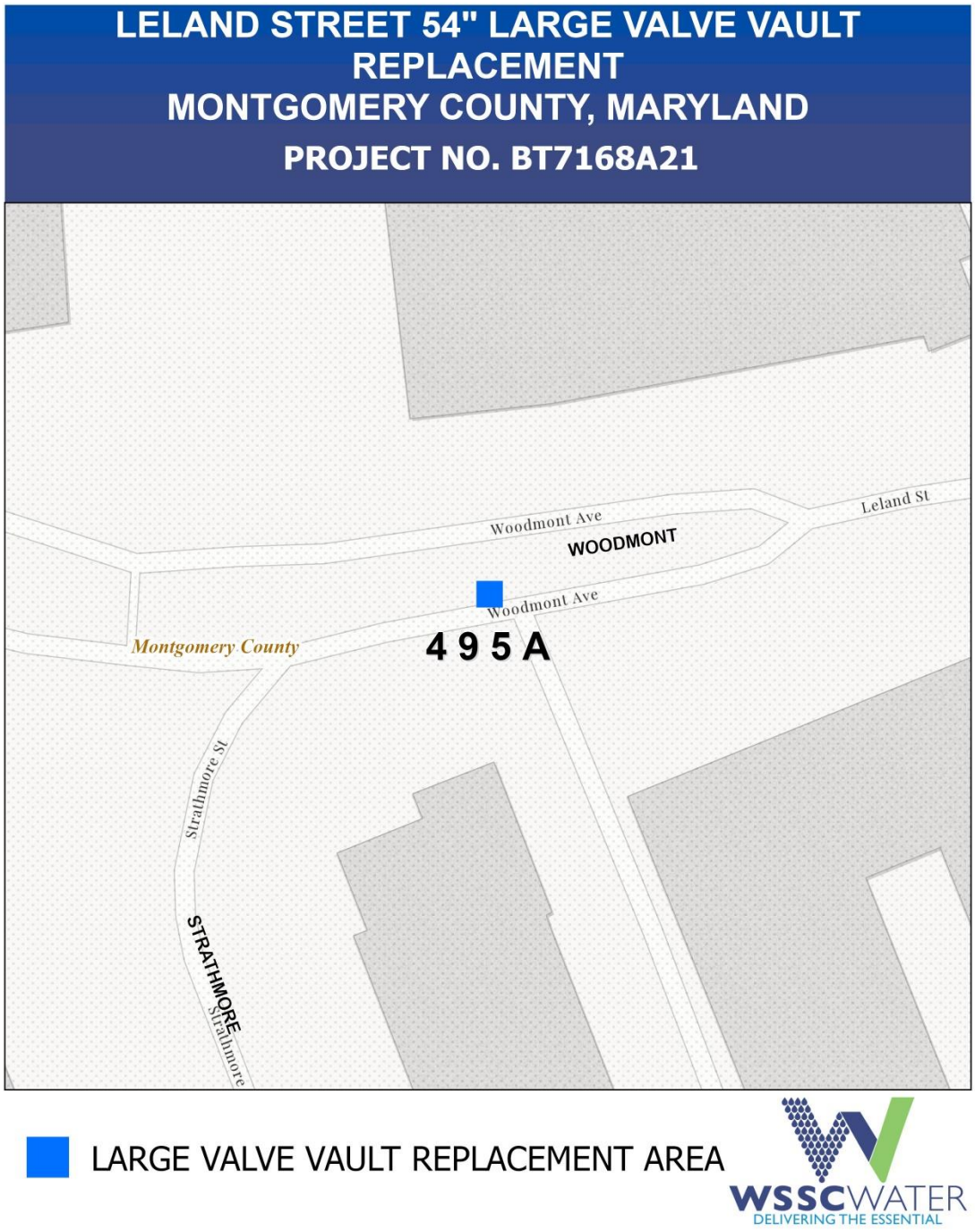
Project Map





WSSCWATER
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MDE Funded Sewer Projects

Engineering & Construction Department

Eyad Mizian, Chief Engineer

March 19, 2025



Agenda

- Loan History Overview/Funding Sources/Goals
- Project Breakdown/Examples
- Project Benefits
- Vendor Outreach
- Procurement/OSDI Compliance
- Site Requirements
- Community Outreach

Overview

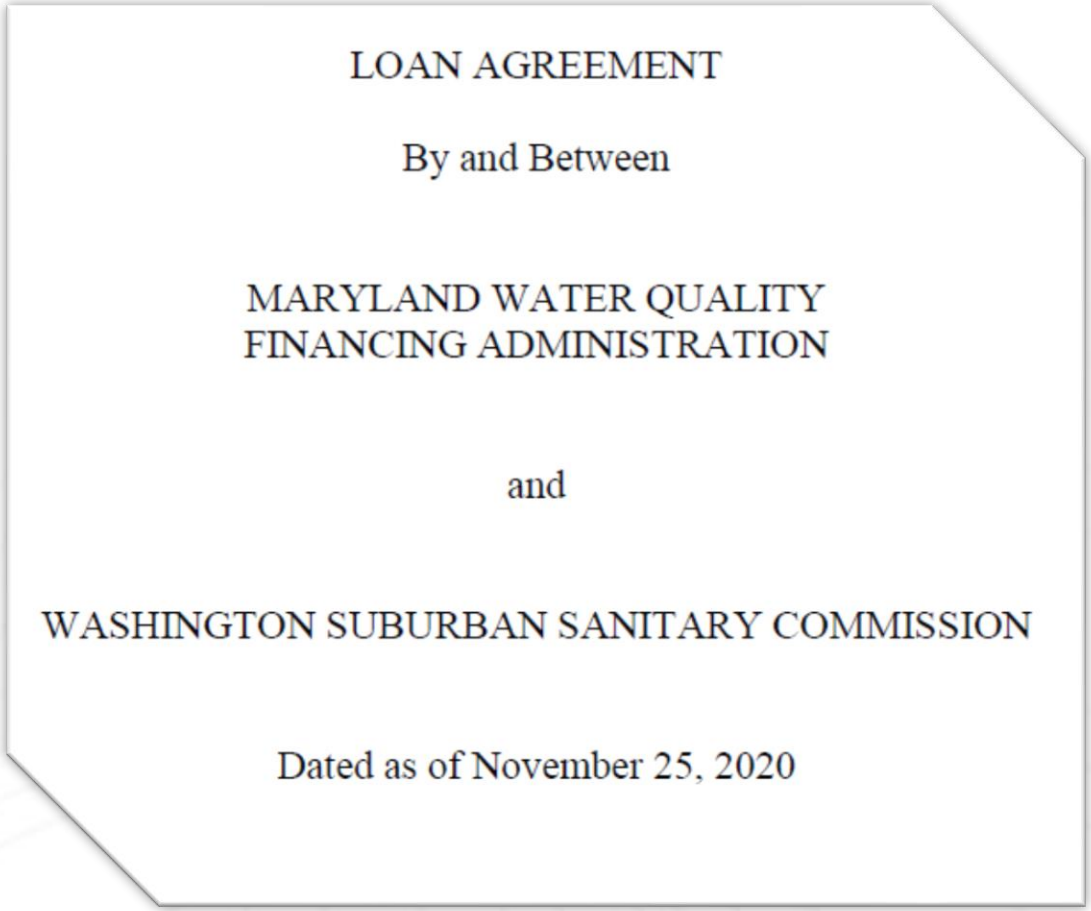
Total of $144.5M* for approximately 59 +/- MDE Funded Sewer Construction Projects needs to be spent by June 2027

$112M	$32.5M
MDE Water Quality Revolving Loan Fund	MDE Bay Restoration Fund Wastewater Grant

***Total cost of the 59 +/- projects is approximately $162.3M**

Loan History

- WSSC Water began pursuing loans and grants through MDE for sewer rehabilitation in 2016.
- Loan 1 agreement was executed on November 25, 2020.
- Additional loans 2 through 5 are pending execution.



LOAN AGREEMENT

By and Between

MARYLAND WATER QUALITY
FINANCING ADMINISTRATION

and

WASHINGTON SUBURBAN SANITARY COMMISSION

Dated as of November 25, 2020

Sewer Roads Funding Sources

- Current External Funding Sources
  - MDE Water Quality Revolving Loan Fund (WQRLF) Loan 1
    - **$112M** remaining of $153M
    - To be spent by June 2027
  - MDE Bay Restoration Fund Wastewater Grant
    - **$32.5M** remaining of $55M
    - $17M remaining to be encumbered

- Future Funding Resources
  - MDE WQRLF Loan 2: $52M
  - MDE WQRLF Loan 3: $37M
  - MDE WQRLF Loan 4: $25M
  - MDE WQRLF Loan 5: $23.5M
    - Loans 2-5 total: $137.5M
    - To be spent by June 2028

Goals

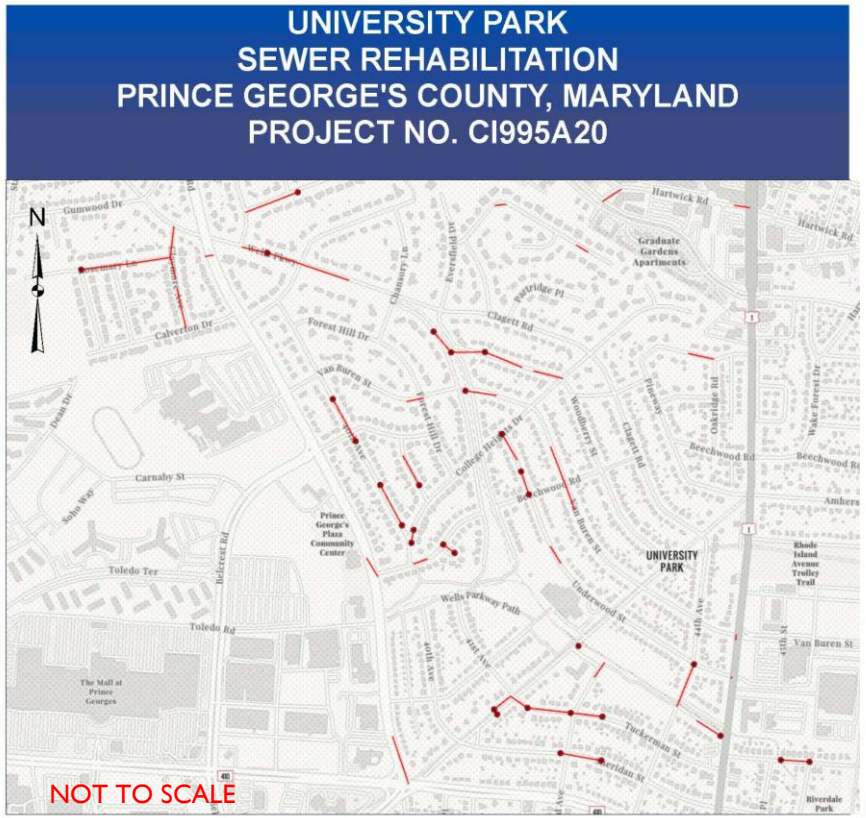
- Spend the remaining funds on the WQRLF Loan 1 and Bay Restoration Fund Grant, $112M and $32.5M, by bidding, awarding and constructing by June 2027.

- Start draw down on Loans 2-5 by converting a portion of the approved $137.5M to be used under the Trunk Sewer Rehabilitation (TSR) and bidding out construction task orders in Environmentally Sensitive Areas (ESAs).
  - Current ESA projects in planning and in design constitute an estimated $42M over approximately 6 projects.
  - Bid, award and construct by June 2028.

Loan 1 and Grant - Project Breakdown

- Approximately 31 +/- large sewer projects: $1M to $6.9M
  - Rehabilitating, replacing, and/or relocating sanitary sewer mains, manholes, and sewer house connections
  - 90 miles @ $121.2M
- Approximately 21 +/- small sewer projects: Less than $1M
  - Repairing and replacing sewer and manhole components
  - 7.0 miles @ $17.2M
- Approximately 7 +/- stand-alone sewer project
  - Projects bid directly to vendor community. More contracts could be advertised as stand-alone as contractors working on large/small projects reach capacity
  - 6 miles @ $23.9M
- A total of approximately 59 +/- projects to be advertised, awarded, and constructed by **June 2027**

Example of Large Project



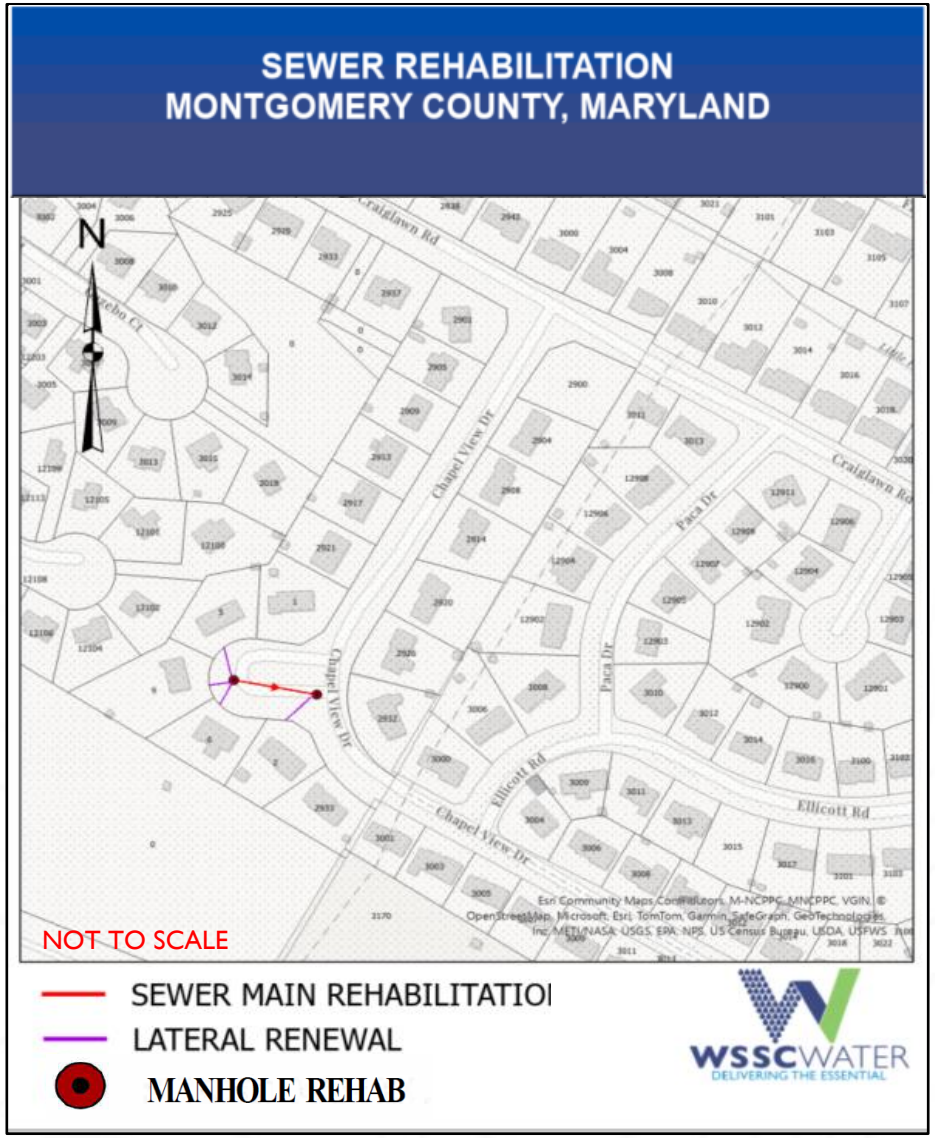
PROJECT SCOPE:

- MILEAGE OF MAINLINE: 2.23 MILES OF 8 AND 10 INCH DIAMETER PIPE
- MILEAGE OF LATERAL: 0.41 MILE
- NUMBER OF MANHOLES: 33 MANHOLES
- PAVEMENT, SIDEWALK, AND LANDSCAPE
- TEST PIT
- PRE CCTV
- POST CCTV
- AS-BUILT
- ESTIMATED CONTRACT VALUE: $3.6M

TYPE OF REHABILITATION:

- OPEN-CUT EXCAVATION
- PIPELINING MAINLINE SEWER
- MANHOLE LINING
- REPLACEMENT/RESET OF FRAME & COVER
- CHIMNEY SEAL
- LOCATE & ADJUST MANHOLE
- INSTALL MANHOLE
- RENEW LATERAL
- INSTALL CLEANOUT

Example of Small Project



PROJECT SCOPE:

- LINEAR FOOTAGE OF MAINLINE: 130 LF OF 8 INCH DIAMETER PIPE
- LINEAR FOOTAGE OF LATERAL: 200 LF
- NUMBER OF MANHOLES: 2 MANHOLES
- PAVEMENT, SIDEWALK, AND LANDSCAPE RESTORATION
- TEST PIT
- PRE CCTV
- POST CCTV
- AS-BUILT
- CONTRACT VALUE LESS THAN $1M

TYPE OF REHABILITATION:

- REPLACE MANHOLE
- RENEW LATERAL
- INSTALL CLEANOUT
- OPEN CUT REPLACEMENT

Projects Benefits

- Enhance service reliability
- Protect the environment and public health
- Strategically rehabilitate aging sewer infrastructure
- Decrease overflows and basement backups
- Safeguard local waterways, including the Chesapeake Bay

Met with Contractors for Large & Small Contracts

- Conducted outreach meeting on 2/28 with prequalified contractors to make them aware of the 59 +/- sewer projects

- Topics covered:
  - Projects Overview, Technical and Administrative Requirements
  - Site Management & Cleanliness, Trench Compaction, and Pavement Requirements
  - Contract Information (IFB)
  - OSDI Subcontracting Goals
  - Community Outreach
  - Timeline & Milestones
  - Contractors Capacity



Procurement

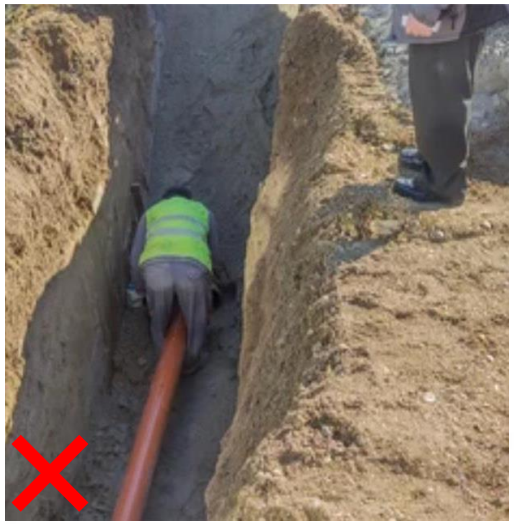
- Prequalification Does Not Guarantee Contract Award
- Full Bid Requirements Must Be Met for Each Contract
- Prequalification Status Must Be Maintained

MBE/SLBE Subcontracting Goals

- Meeting with diverse businesses on March 24: Networking for Primes & Subs to meet/collaborate
- MBE/SLBE Subcontracting Goals will be established for each project and identified in the contract documents
  - Of the nearly 20 projects that OSDI has reviewed, the MBE/SLBE Subcontracting Goals range from 22 – 26%
- Completed subcontracting forms will be required for each project submission and reviewed by OSDI prior to project award
- Ongoing Good Faith Efforts, in compliance with Maryland Department of the Environment Requirements, are expected on this program

Site Cleanliness, Compaction and Pavement Requirements

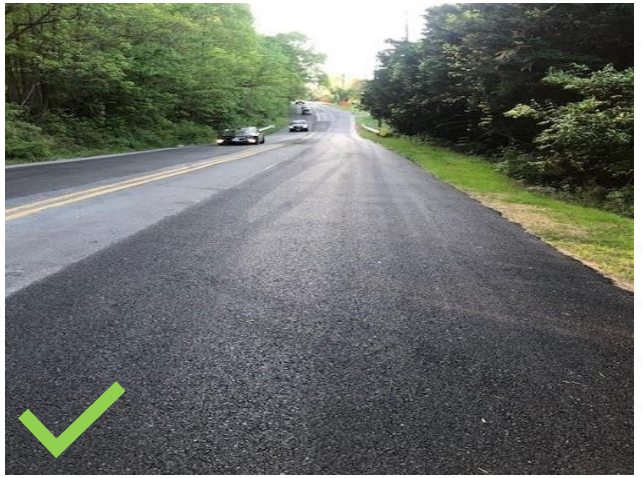














Project Outreach Timeline

Stakeholder Coordination

2 to 3 Months
Ahead of
Public Outreach start

Stakeholders Identified
Project outreach meetings grouped by start date and geographic proximity for efficiency.

Elected Officials and Municipalities Notified
Slate of projects provided through a series of briefings and supporting documents.

Upcoming Construction

4 to 8 Weeks
Ahead of
Construction Start

Postcard Invite & Social Media
Provide virtual and/or in-person community meeting details

Community Meeting(s)
Opportunity for customers to learn about project details and provide feedback

Project Construction Start Letter
Friendly reminder that construction will begin in the coming weeks

Construction Begins

During Construction
and **48 to 72 Hours**
Ahead of Impacts

Project Signs
Posted in visible areas with WSSC Water contact information

Notices to Customers
Information on construction-related impacts

Regular Updates

Regular Updates
During the lifecycle of the projects

Information & Feedback
Updates to all stakeholders and surveys to gauge project satisfaction

Timeline may vary depending on project scope.

Scan or visit
wsscwater.com/projectmeetings
for more information on
Community Project Meetings



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Questions?


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COMMISSION SUMMARY

AGENDA CATEGORY: Finance Department

ITEM NUMBER: **DATE:** March 19, 2025

SUBJECT	Approve Front Foot Benefit Charge (FFBC) Appeals Hearing Date and Select Hearing Officer
SUMMARY	Set hearing date for FFBC Appeal Hearings by audio conferencing and select one Commissioner or designee to serve as Hearing Officer.
SPECIAL COMMENTS	Not Applicable
CONTRACT NO./ REFERENCE NO.	Not Applicable
COSTS	Not Applicable
AMENDMENT/ CHANGE ORDER NO. AMOUNT	Not Applicable
MBE PARTICIPATION	Not Applicable
PRIOR STAFF/ COMMITTEE REVIEW **PRIOR STAFF/ COMMITTEE APPROVALS**	Kishia L. Powell, General Manager/CEO DS Munetsi Timothy Musara, CPA, Chief Financial Officer DS
RECOMMENDATION TO COMMISSION	Approve request to set hearing date, to hold hearing by audio conferencing and to select Commissioner or designee to serve as Hearing Officer.
ATTACHMENTS	Approve Hearing Date Memo 2025
COMMISSION ACTION	

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Interoffice Memorandum

TO: COMMISSIONERS

THRU: KISHIA L. POWELL, GENERAL MANAGER/CEO DS

THRU: MUNETSI T. MUSARA, CPA, CHIEF FINANCIAL OFFICER DS

FROM: WAYNE R. COOK, REVENUE DIVISION MANAGER DS

DATE: FEBRUARY 25, 2025

SUBJECT: FRONT FOOT BENEFIT CHARGE APPEAL HEARINGS

In early spring, following the completion of the previous year's water and sewer line construction and/or connections to service, affected property owners are notified in writing of their front foot benefit assessments. Customers are directed to contact Property Assessments staff with any questions or concerns they may have about the proposed assessment. The notice also provides a date and time for an Assessment Appeal Hearing with a WSSC Water Commissioner for any customer who remains concerned that the proposed assessment is in error.

We are requesting that the Commission set Thursday, May 22, 2025 at 3:30 p.m. as the date and time for the 2025 Front Foot Benefit Assessment Appeal Hearings. In addition, we are requesting that one Commissioner be selected to serve as the hearing officer and that the hearings be conducted by Teams Audio Conferencing.

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WSSCWATER
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COMMISSION SUMMARY

AGENDA CATEGORY: Finance Office

ITEM NUMBER: **DATE:** March 19, 2025

SUBJECT	Appointment of Members to the WSSC Employees' Retirement Plan Board of Trustees
SUMMARY **SPECIAL COMMENTS**	Trustees Jaime Garcia and Satishkumar Calangi have completed their first terms as Employee Representatives and are eligible for reappointment. Staff recommends the reappointments of Mr. Garcia and Mr. Calangi to the Board of Trustees as Employee Representatives. A Resolution establishing the appointment is attached for the Commission's consideration.
CONTRACT NO./ REFERENCE NO.	N/A
COSTS	N/A
AMENDMENT/ CHANGE ORDER NO. AMOUNT	N/A
MBE PARTICIPATION	N/A
PRIOR STAFF/ COMMITTEE REVIEW **PRIOR STAFF/ COMMITTEE APPROVALS**	Kishia L. Powell, GM/CEO DS Munetsi Timothy Musara, CFO Richard M. Baker, Retirement & Investments Division Manager DS
RECOMMENDATION TO COMMISSION	Approve Resolution 2025-2386
COMMISSION ACTION	

Docusign Envelope ID: BA393953-1D2C-4E82-8A9C-B122CA39A4D1

WSSCWATER
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Interoffice Memorandum

TO: CHAIR FOSTER AND COMMISSIONERS

THRU: KISHIA L. POWELL
GENERAL MANAGER/CEO

THRU: MUNETSI TIMOTHY MUSARA
CHIEF FINANCIAL OFFICER

FROM: RICHARD M. BAKER
RETIREMENT & INVESTMENTS DIVISION MANAGER

DATE: MARCH 19, 2025

SUBJECT: WSSC EMPLOYEES' RETIREMENT PLAN BOARD OF TRUSTEES: REAPPOINTMENT OF MEMBERS

The WSSC Employees' Retirement Plan Trust Agreement establishes a Board of Trustees responsible for investing the assets of the WSSC Retirement Plan Trust Fund. The Board is comprised of eleven members appointed in accordance with Section 2.03 of the Trust as follows:

- *Two Commissioner Members*, one each from Montgomery and Prince George's Counties. Appointed by the Commission Chair. Term is one year and renewable.
- *Two Public Members*, one each from Montgomery and Prince George's Counties. Appointed by the Commission. Terms are three years and renewable.
- *Four Employee Members*, appointed by the Commission. Terms are four years with a two-term maximum.
- *Two Retiree Members,* appointed by the Commission. Terms are four years with a two-term maximum.
- *The Executive Director of the Plan,* in an ex-officio position.

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Mr. Jaime Garcia and Mr. Satishkumar Calangi have completed first terms on the WSSC Employees' Retirement Plan Board of Trustees and are eligible for reappointment for a second four-year term. The members have served the participants of the Plan well during their terms, displaying significant financial acumen and reasoned judgement in the assessment of Plan matters, while consistently attending nearly all meetings of the Board. The Executive Director of the Plan believes their continued service would be beneficial to all stakeholders of the Plan.

The Executive Director of the Plan recommends the adoption of Resolution 2025-2386, appointing Mr. Jaime Garcia and Mr. Satishkumar Calangi as Employee Representatives to the Board of Trustees of the WSSC Employees' Retirement Plan for four-year terms expiring October 20, 2028 and February 19, 2029, respectively.

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ATTACHMENT A – NOMINEES' BIOGRAPHIES

JAIME GARCIA:

Mr. Garcia became WSSC Water's Materials Management Division Officer in February 2008 and has been responsible for leading 28 employees in maintaining a supply chain system for materials used in the Commission's water and sewer systems, ensuring that the materials are manufactured to Commission standards, and providing supply support services to all Commission organizations and construction contractors. The Division's primary goal is to provide the right materials at the right time at the best price to meet the customer needs.

During his tenure at WSSC Water, Jaime has distinguished himself by providing a very high level of customer service and maintaining excellent professional relations with many warehouse stakeholders. He has significantly improved the physical conditions of the Anacostia warehouse while consistently achieving a 95% financial inventory accuracy and a 99% customer request fulfillment rate. As the Materials Evaluation Committee Chair between 2008 and 2016, he invigorated the program leading to over 100 approvals of new products or technologies into the WSSC Water construction specifications.

Prior to joining WSSC Water, Jaime served in the United States Navy as a Supply Corps Officer in various afloat and ashore positions, retiring after a twenty-year career with the rank of Commander. His sea duty assignments include being the Supply Officer of the USNS Mercy (TAH-19) – the hospital ship responsible for providing emergency medical services to the 2004 Indonesia tsunami victims. He was also stationed at Naval Air Systems Command, Patuxent River, Maryland where he gained membership to the Department of Defense Acquisition Professional Community and at the Special Operations Command during the support of Operation Enduring Freedom (2001). For his actions and achievements, he was awarded the Defense Meritorious Service Medal, Meritorious Service Medal, Navy Commendation Medal and various service and unit awards.

Mr. Garcia is a native of San Juan, Puerto Rico and a graduate of Franklin and Marshall College (BA – Accounting), New Hampshire College (MBA), and Villanova University (Six Sigma Green Belt).

SATHISHKUMAR CALANGI:

Mr. Sathish Calangi has been working at WSSC Water since 2017. Currently, he serves as the Manager for Application Development within the Business Application Division of the Information Technology Department.

In his current position, Sathish manages the team that builds and supports various custom software and COTS (Commercial of the Shelf) applications that serve both internal and external users. For over twelve years, Mr. Calangi worked for major Wall Street banks including Citi Bank, Barclays, UBS, and Alliance Bernstein in their Investment Banking, Wealth/Asset Management, Regulatory, and Valuation divisions building and supporting various core systems.

Sathish received his Master's in Computer Applications (M.C.A) from University of Madras in 2001.

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RESOLUTION NO. 2025-2386
ADOPTED: _____, 2025
EFFECTIVE DATE: _____, 2025

WASHINGTON SUBURBAN SANITARY COMMISSION

SUBJECT: A RESOLUTION concerning the composition of the Board of Trustees of the Washington Suburban Sanitary Commission Employees' Retirement Plan, providing for the appointments of Mr. Jaime Garcia and Mr. Satishkumar Calangi Employee Representatives.

WHEREAS, The Commission has previously established the Washington Suburban Sanitary Commission Employees' Retirement Plan (the Plan), last amended by the Commission as of July 1, 2019; and

WHEREAS, The Commission has established a Trust Fund for assets of the Plan in accordance with Section 16.11 of the Plan and a Trust Agreement in accordance with Section 2.43 of the Plan; and

WHEREAS, The Commission in accordance with Section 2.03 of the Trust Agreement, last amended by the Commission May 15, 2013, appoints members of the Board of Trustees of the Washington Suburban Sanitary Commission Employees' Retirement Plan; and

WHEREAS, The Commission, on October 21, 2020, by Resolution No. 2021-2266, appointed Jaime Garcia to serve as an Employee Representative to the Board of Trustees of the Washington Suburban Sanitary Commission Employees' Retirement Plan for a four-year term expiring October 20, 2024; and

WHEREAS, The Commission, on March 17, 2021, by Resolution No. 2021-2276, appointed Satishkumar Calangi to serve as an Employee Representative to the Board of Trustees of the Washington Suburban Sanitary Commission Employees' Retirement Plan for a four-year term expiring February 19, 2025; and

WHEREAS, The Commission desires to reappoint Jaime Garcia and Satishkumar Calangi as Employee Representatives for four-year terms expiring October 20, 2028 and February 19, 2029, respectively, to the Board of Trustees of the Washington Suburban Sanitary Commission Employees' Retirement Plan, as recommended by management.

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NOW, THEREFORE, BE IT RESOLVED, this ____ day of March 2025, that Mr. Jaime Garcia is appointed as an Employee Representative to the Board of Trustees for a four-year term effective October 21, 2024 and expiring October 20, 2028.

BE IT FURTHER RESOLVED, this ____ day of March 2025, that Mr. Satishkumar Calangi is appointed as an Employee Representative to the Board of Trustees for a four-year term effective February 20, 2025 and expiring February 19, 2029.

ATTEST:

_____

Julianne Montes de Oca, Esq.
Corporate Secretary
Washington Suburban Sanitary Commission

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COMMISSION SUMMARY

AGENDA CATEGORY: General Counsel's Office

ITEM NUMBER: 1 **DATE: March 19, 2025**

SUBJECT	Resolution 2025-2387 to Authorize Condemnation for an Easement
SUMMARY **SPECIAL COMMENTS**	The purpose for this agenda item is to authorize the filing of a Complaint for Condemnation to obtain an easement to install a 48" water main across property for completion of CIP Project No. BL5628A13, 450A High Zone 48" Water Transition Main.
CONTRACT NO./ REFERENCE NO.	N/A
COSTS	$44,400.00
AMENDMENT/ CHANGE ORDER NO. AMOUNT	N/A
MBE PARTICIPATION	N/A
PRIOR STAFF/ COMMITTEE REVIEW **PRIOR STAFF/ COMMITTEE APPROVALS**	Kishia L. Powell, General Manager/CEO Nina R. Hickson, Interim General Counsel James R. O'Day, Associate General Counsel II
RECOMMENDATION TO COMMISSION	Vote to approve the filing of a Quick Take Declaration of Taking and Complaint for Condemnation to acquire the easement.
COMMISSION ACTION	**Vote**

RESOLUTION NO.: 2025-2387
Adopted: _____
Effective Date: _____

WASHINGTON SUBURBAN SANITARY COMMISSION

Subject: A RESOLUTION by the Washington Suburban Sanitary Commission ("Commission" or "WSSC") authorizing the institution of eminent domain by condemnation proceedings for the acquisition of easement rights consisting of:

The right to install and maintain a 48" water main within a parcel owned by Charles Blakeney ("Owner") containing 7,233 square feet or 0.16605 acres of land, more or less as shown on WSSC sketch #C-2844; 7,060 square feet of land which overlaps existing easements for sewer granted to WSSC in Liber 5000 Folio 17 and in Liber 3801 Folio 5; and173 square feet of land which was previously unencumbered by WSSC.

WHEREAS, the Commission is authorized by the Maryland Annotated Code, Public Utility Article, Division II, to establish, extend, maintain and operate water and sewer mains, and portions thereof, in the Washington Suburban Sanitary District in Montgomery and Prince George's Counties in the State of Maryland; and

WHEREAS, the Commission is authorized pursuant to §21-101, of the Maryland Annotated Code, Public Utilities Article, Division II, to acquire, *inter alia*, property, either in fee or as an easement, "for the construction, extension, maintenance or operation of a project the Commission considers (1) necessary to carry out this division; or (2) in furtherance of this division"; and

WHEREAS, the Commission is also authorized pursuant to the Maryland Annotated Code, Title 21, Subtitle 2, §21-201 et. seq. to acquire property authorized to be acquired by Public Utilities Article §21-101 in Prince George's County, Maryland by "Quick Take" acquisition, as provided therein; and

WHEREAS, the Commission is constructing a 48" water main in Prince George's County, Maryland that requires the property rights described above for extension and construction of the project; and

WHEREAS, the Commission recognizes the necessity to acquire the property interests for a WSSC easement containing 7,233 square feet or 0.16605 acres of Owner's land for the project; and

WHEREAS, an appraisal for the easement rights described above was prepared by Melville Patrick Peters, an expert appraiser, with a valuation date of May 31, 2024, who determined the fair market value of the taking to be forty-four thousand and four hundred dollars ($44,400.00); and

WHEREAS, the Commission has been unable to agree with the property Owner regarding a value for the acquisition of the above easement rights to his property; and

WHEREAS, the Commission has determined that it is necessary to utilize its condemnation authority to acquire the subject easement to allow for its 48" water main extension and construction project to proceed;

NOW, THEREFORE, BE IT RESOLVED, this 19th day of March 2025, that the land or interests in land above-mentioned presented to the Commission this date, be acquired in easement by "Quick Take" condemnation proceedings; and be it further,

RESOLVED, that Counsel is authorized and directed to file a Complaint for Condemnation, along with a deposit of forty-four thousand and four hundred dollars ($44,400.00), payable to the Owners set forth above, in the Circuit Court for Prince George's County, Maryland, and conduct any and all proceedings necessary for the "Quick Take" condemnation of said property; and be it further,

RESOLVED, that the General Manager/CEO of the Commission is hereby authorized to accept the inquisition and payment of jury award up to the appraised amount of forty-four thousand and four hundred dollars ($44,400.00), plus thirty (30) percent, without further action from this Commission.

A True Copy.

Attest:

_____

Julianne M. Montes De Oca
Corporate Secretary

ASSOCIATED APPRAISERS, LLC

4815 Prince Georges Avenue, Suite 101
Beltsville, Maryland 20705

Prepared By
Melville Patrick Peters

301.937.7000
patrick@associatedappraisersmd.com

Appraisal Report

Charles Blakeney
7900 Penn Randall Place
Upper Marlboro, Maryland 20772

Appraisal For

Washington Suburban Sanitary Commission
Attn: Heidi Aragon
Property Acquisition Agent
14501 Sweitzer Lane
Laurel, MD 20707

Letter of Transmittal

March 10, 2025

Ms. Heidi Aragon
Property Acquisition Agent
Washington Suburban Sanitary Commission
14501 Sweitzer Lane
Laurel, Maryland 20707

Re: Charles Blakeney Property
7900 Penn Randall Place
Upper Marlboro, Maryland 20772

Dear Ms. Aragon:

Pursuant to your request, I have prepared an appraisal of the above-referenced property to estimate the *market value* of the *fee simple interest* of the subject to develop an opinion of the fair market value as a result of the taking of a portion of the subject property for proposed perpetual utility easement, containing 173 +/- square feet and an adjacent perpetual utility easement, containing 7,060 +/- square feet, combined to contain 7,233 +/- square feet, for both water and sewer, as of the effective date of value, May 31, 2024. Previously, the portion of the subject property was encumbered with only a perpetual sewer easement and ingress/egress, whereas in this analysis the 7,060 +/- square feet, proposed acquisition will provide for both water and sewer. The taking is for the benefit and use by Washington Suburban Sanitary Commission.

This appraisal report sets forth the pertinent data gathered, the techniques employed, and the reasoning leading to our value opinions. The subject property is known as 7900 Penn Randall Lane, Upper Marlboro MD 20772. The subject is further identified on Tax Map 90, Grid B3, as Parcel 41 under the ownership of Charles Blakeney and contains approximately 14,070 +/- square feet of land. The property is more or less vacant and unimproved and used for truck and equipment storage.

The client in this assignment is Heidi Aragon, representative of Washington Suburban Sanitary Commission, WSSC. The intended user(s) of this appraisal are WSSC and their designated representatives and assigns. The intended use is to assist the client in negotiations for the partial acquisition from the subject property for proposed utility improvements. The accompanying report contains the data gathered and an explanation of the method of appraisal used in making this appraisal report.

This appraisal report has been prepared in conformity with The Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. This appraisal is also prepared in accordance with the state/jurisdiction requirements. The value conclusion, as developed herein, are premised upon the Extraordinary Assumptions and Hypothetical Conditions referenced herein. Certain definitions, certifications, and assumptions and limiting conditions set forth in the attached report qualify our

conclusions. The use of these extraordinary assumptions, hypothetical conditions and limiting conditions may have affected the assignment results.

The valuation predicated upon the following *hypothetical condition*:

> The property is being valued under the hypothetical condition that the "after" market value of the taking is completed as of the effective date of the report. The report shall disregard any decrease or increase in market value of the real property caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project, other than that due to physical deterioration within the reasonable control of the owner.

The valuation predicated upon the following *extraordinary assumption*: None

I have made an inspection and appraisal of the above-named property to estimate the market value thereof, subject to the Assumptions and Limiting Conditions as set forth in this appraisal report. After completing a careful study of conditions affecting value and analyzing all available data in consideration of matters pertinent to the value thereof, the following is an opinion of the fair market value of the proposed partial acquisition from the subject property, as of May 31, 2024.

Opinion of the market value of the subject property, larger parcel, as of the effective date of the appraisal, May 31, 2024, is estimated to be:

THREE HUNDRED TWENTY-EIGHT THOUSAND SEVEN HUNDRED DOLLARS
($ 328,700)

The market value of the subject property after the partial acquisition as of the effective date of the appraisal, May 31, 2024, is estimated to be:

TWO HUNDRED EIGHTY-FOUR THOUSAND THREE HUNDRED DOLLARS
($ 284,300)

The total due to the property owner, as a result of the partial acquisition is estimated to be:

FORTY FOUR THOUSAND FOUR HUNDRED DOLLARS
($ 44,400)

The accompanying report contains an analysis of the pertinent data and an explanation of the appraisal methods employed in completing the assignment as a Restricted Appraisal Report in accordance with Standards Rule 2-2 (b). This letter must remain attached to the report in order for the value opinions and conclusions set forth in the appraisal to be considered valid.

Respectfully submitted,

Melville Patrick Peters 03/10/2025

Melville Patrick Peters
MD Certified General No. 32344

Summary of Important Facts and Conclusions

Appraisal Of	7900 Penn Randall Lane Upper Marlboro Maryland 20772
Effective Date of Value	May 31, 2024
Date of Inspection	May 31, 2024
Owner(s) of Record	Charles Blakeney
Appraisal Purpose	To estimate the market value of the Fee Simple interest of the subject property for a partial taking as of May 31, 2024.
Subject Address	7900 Penn Randall Lane, Upper Marlboro, MD 20772
Tax Map Information	Tax Map 90, Grid B3, Parcel 41
Tax Identification Number	17-06-0579490
Improvements	Unimproved
Land Size	14,070 +/- Square Feet or say 0.323 +/- Acres
Zoning - Present	I-E - Industrial Employment
Zoning - Prior	I-1 - Light Industrial
Rights Appraised	Fee Simple Interest
Highest and Best Use	
As Vacant	Equipment Storage
As Improved	Full development within the IE/I-1 Industrial zoning
Present Use	Equipment Storage
Acquisition Type	Perpetual (Permanent) Utility Easement
Acquisition Size	173 +/- Square Feet and 7,060 +/- Square Feet Total Acquisition 7,233 +/- Square Feet
Valuation Indications	
Before Value	$ 328,700
After Value	$ 284,300
Estimated Value of Acquisition	$ 44,400

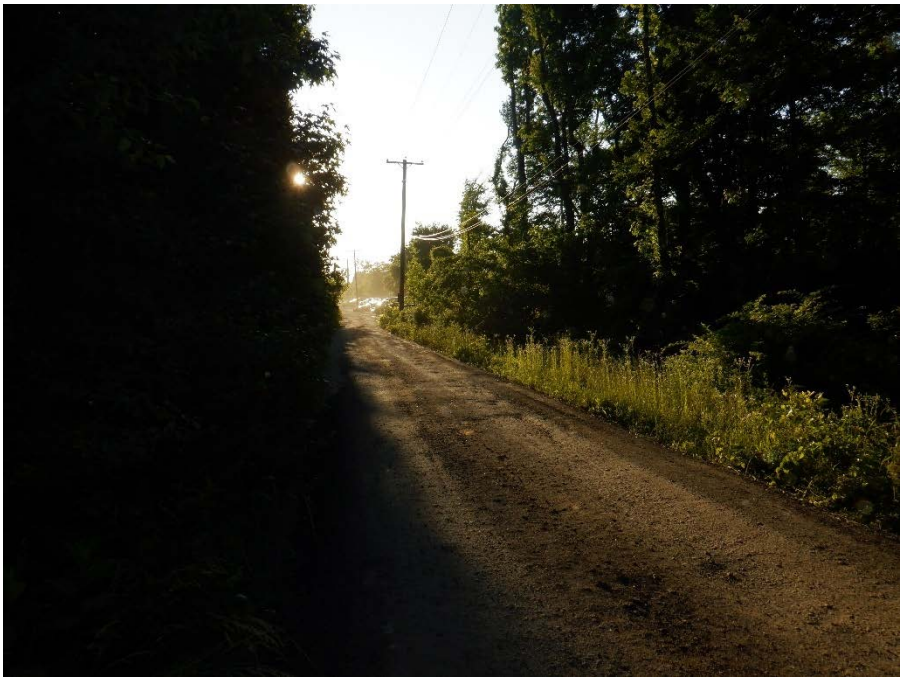
Subject Images



Looking north towards subject property



Street View on Burton Lane looking West



Looking East on Burton Lane, subject is on the left



Looking at proposed Easement from Burton Lane



Typical view looking northeast across subject



Typical view of ingress/egress Burton Lane

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Identification, Ownership and Deed Information

The subject property is located within the Sixth Election District of Prince George's County, Maryland. The property is located on Tax Map 90, Grid B3 as Parcel 41, and identified with Tax ID Number of 17-06-0579490, containing 0.323 +/- acres or say 14,070 +/- square feet. The subject parcel has been assigned a current street address of 7900 Penn Randall Place, Upper Marlboro, Maryland 20772. It is further identified under Liber/Folio 27706/303 as recorded among the Land Records of Prince George's County, Maryland, and is under the ownership of Charles Blakeney.

Legal Description

Reference is made to a deed dated April 17, 2007 and recorded at 27706/303 of Prince George's County Land Records. A copy of the deed is included in the addendum of the report.

Area Analysis

The subject property is in the northern part of the Greater Upper Marlboro geographical area of Prince George's County, Maryland. It is located between Largo Road (202) to the west and 301 to the east. The Collington Branch Stream and the Lake Presidential Golf Club are located adjacent to the east before 301, and the Collington Branch Stream Valley Park is directly south. There are two zip codes that the United States Post Office has labeled "Upper Marlboro" (20772 and 20774), as well as three post office boxes (20773, 20775 and 20792). These zip codes constitute Greater Upper Marlboro, a geographical area that is about one-fifth of the total area of Prince George's County, and completely surrounds Upper Marlboro, the county seat. It was formerly a census-designated place (CDP), with a population of 18,720 at the 2000 census. However, the 2010 census divided the area into several smaller CDPs, including portions of Marlboro Meadows, Brock Hall, Marlboro Village, Queenland, and Croom.

According to the 2020 census, the population is 48,000, which is a +12.5% increase from 2010. The median age of residents is 42. About 45% of residents hold a bachelor's degree or higher. The largest employment sectors in the area include Public Administration, Healthcare and Assistance, as well as Professional, Scientific, and Technical. Most people in the area fall in the >$150,000 income bracket. There are currently more households without children than with children, and the largest population of children by age group is middle school, followed by toddlers. The neighborhood is a suburban area, with the population density equaling 1,270 per square mile. Median estimated home value in the area as of December 2022 is $464,000. Median rents in the area are $2,722, with 81% owning homes and 19% renting.

Prince George's County's ridership on Metrorail and Metrobus is among the highest in the region, and in addition to these modes, the Transportation Department operates The Bus, Call-A-Bus, and Call-A-Cab programs. Staff also work with local municipalities to assist them in providing a Call-A-Bus Program within their respective jurisdictions. The town of Upper Marlboro is served by The Bus, public

transportation service on Routes 20, 21, 51, and 53. The average commute time for most people is between 30-45 minutes, and they drive personal vehicles or carpool.

The Prince George's County industrial market shows overall growth in manufacturing and wholesale trade declining with increases in construction, transportation, and warehousing. Within the industrial categories, several subcategories have shown growth including textile product mills, plastic and rubber and computer and electronic products. In general, the national economy is showing a shift towards high technology and IT related jobs with industrial needs for biotechnology or other technology growth in the region. Industrial zoned areas provide lower cost space, as well as support for activities that support the local economy including warehousing, repair shops and services, printing operations, etc. Industrial land also provides the highest and best use for parcels that are unsuitable for residential or commercial development due to contamination or other factors.

Currently in Q2 2023, vacancies in the subject neighborhood show 8.4%, a decrease of 0.4% over the past 12 months. Rents in the area are currently at $13.40 per square foot, a 13.0% increase Q3 2022. Rents have significantly increased over the last three years with a cumulative 37.0 % increase. Construction in the area also shows activity, with a current delivery in the last 8 quarters of 362,880 square feet and an expected delivery of 130,000 square feet in the next 8 quarters. In sales there is activity and increased interest with 9 industrial sales in the last 12 months. Annual sales have averaged 60.3 million over the past five years and market pricing shows upward movement at the current rate and forecasts. Currently Costar reports market pricing at $222 per square foot for improved sales, an increase of 10% over last year.

Forecasts show an expected increase in the sales price per square foot both through the end of the year and through the next 3 years. Rents are also expected to increase in the coming quarters. The overall area generally thrives due to the ease of access and centralized use as a distribution point, as well as growing population and increased demand in this type of commercial real estate.

Census Bureau QuickFacts. https://www.census.gov/quickfacts/fact/table/US/PST045221
Realtors Property Resource®. https://www.narrpr.com/neighborhoods/details/housing/20774
Costar

Property Analysis

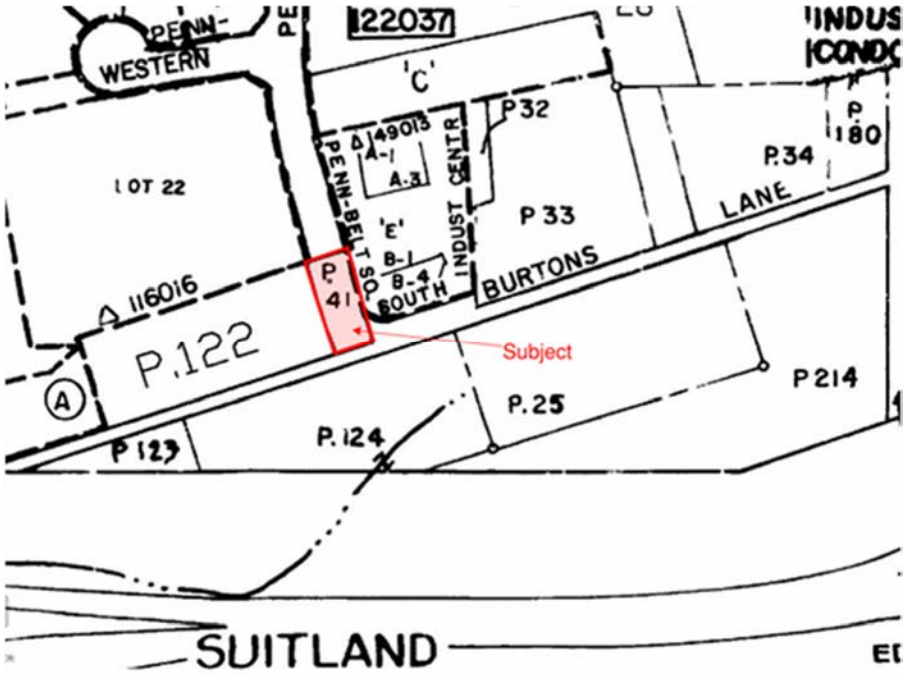
Description of Land

The subject property is located on Prince George's County Tax Map 90 in Grid B3 as Parcel 41. Parcel 41 is reported to contain 0.323 +/- acres or say 14,070 +/- square feet. The subject property is more or less rectangular in shape, with the southern boundary of the property shared with the north side of Burton Lane and the north side of the subject shared with the end of the roadbed of Penn-Randall Place. When scaled from the tax map, the property has a maximum width running east to west of approximately 70 +/- feet, which also represents the road frontage. The maximum depth of the property, running north to south is scaled to be

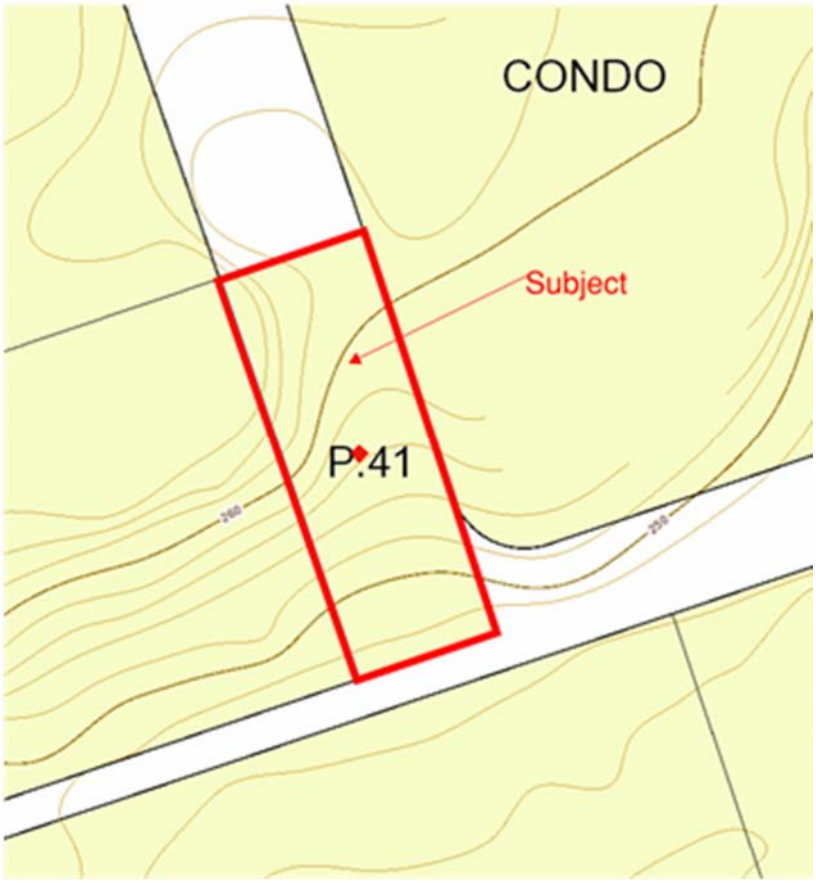
approximately 200 +/- feet. The property is partially wooded with a tree line extending south on the easterly property boundary. The topography of the property slopes from the northwest down to the south, with elevations ranging from 266 +/- feet above sea level on the northwestern corner down to 248 +/- feet on the southern property boundary. The steepest slope is along the northern and western corner of the property, just south of the Penn-Randall roadbed. The property drains towards Henson Creek, which flows southwesterly on the parcel of land directly south of the subject property on the opposite side of Burton Lane. The subject property is encumbered by an existing easement on the eastern portion of the property. The existing easement is a perpetual easement for a sewer line, with a width of 35 +/- feet and a length of 374.72 +/- feet. The easement was placed on the property on August 10, 1978 and is recorded in Liber 5000 Folio 17 of Prince George's County Land Records. A copy of the easement is included in the addendum of this report.

According to Maryland Department of Natural Resources Mapping, the property is classified as all uplands with an area of Palustrine (freshwater) wetlands being located just south of the property surrounding Henson Creek.

Several Illustrations of the subject are shown below and on the following pages.



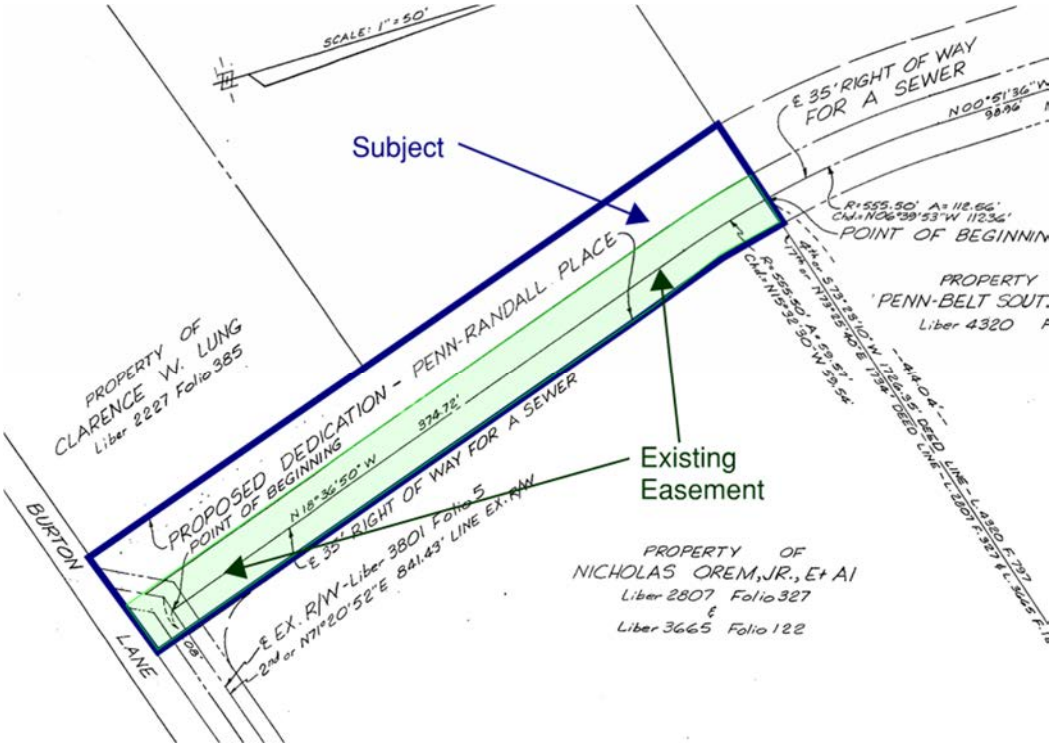
Tax Map of Subject Property



Topographical Map of Subject



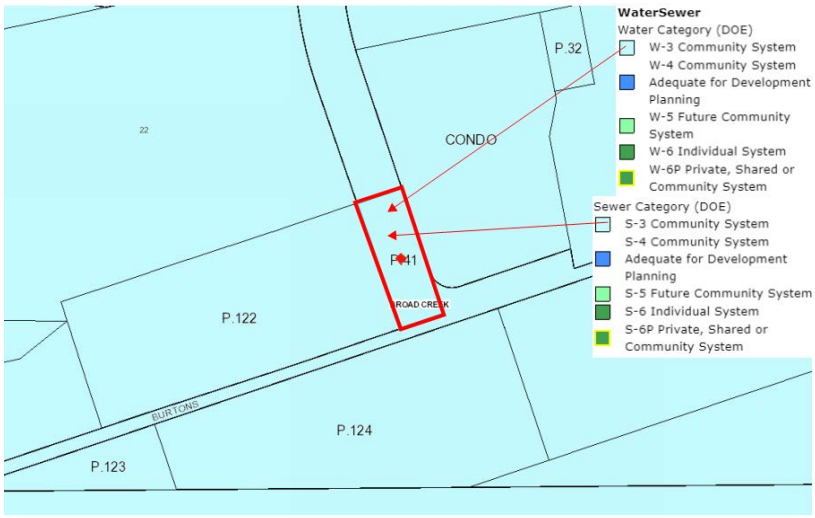
Aerial of Subject



Existing Easement Plat

Utilities

The property is presently serviced with private well and septic and is located within Water and Sewer Service Area 3, community system public water and sewer. The property is located in an area where adjoining improvements are connected to electric and telephone. The property is bisected by an 8-inch sewer line according to WSSC mapping.





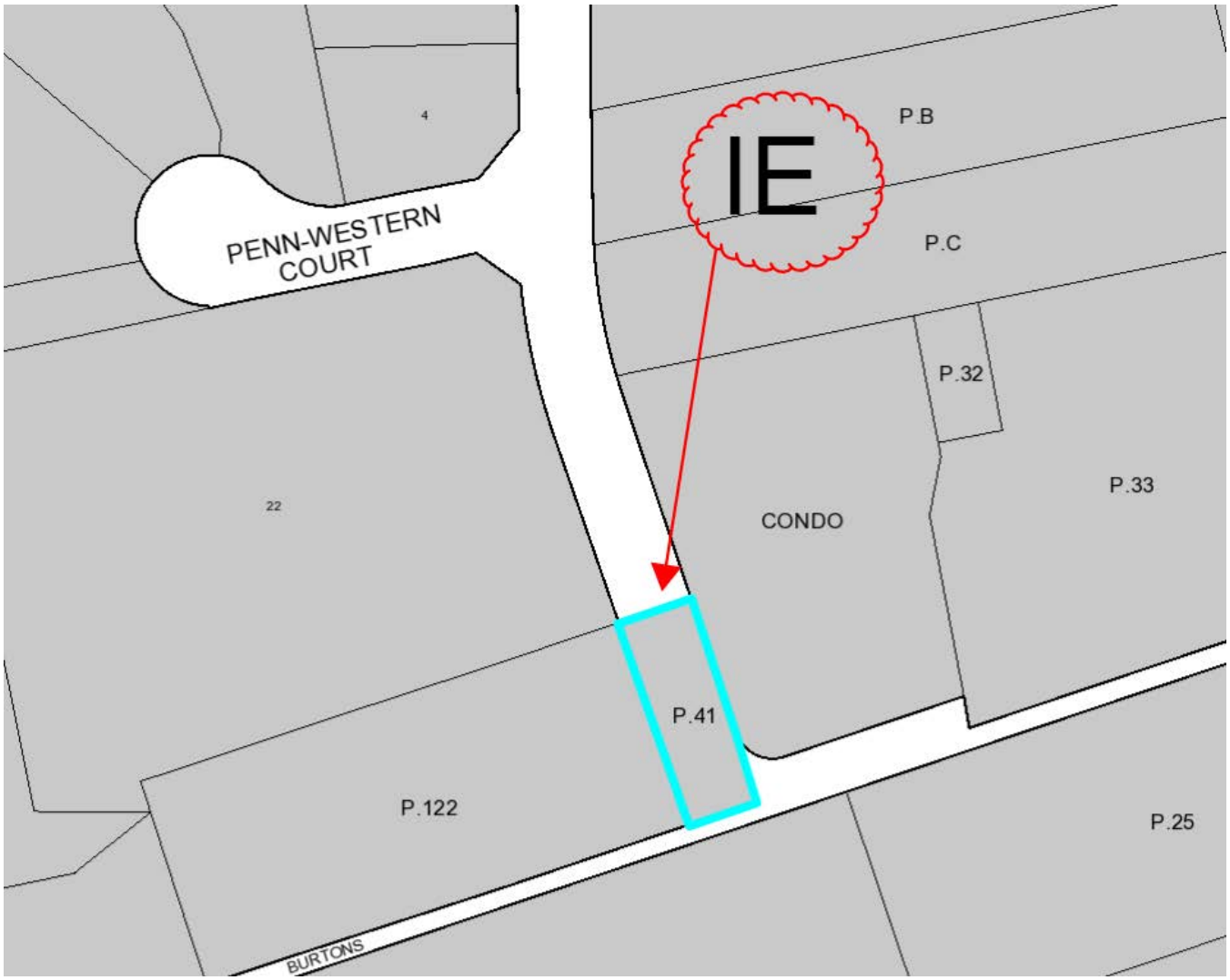
WSSC Sewer Map

Description of Improvement

The subject property is more or less vacant and unimproved. There is a perimeter chain link fence around the property. The property is used for outdoor industrial storage.

Zoning

The subject property is presently zoned I-E Industrial Employment, the prior zoning was I-1 Light Industrial. The zoning change from prior to present zoning is the result of the CMA (Countywide Map Amendment), which became effective on April 1, 2022. The prior to present zoning appears to have been a unilateral change, with no up zoning or down zoning as a result of the CMA. The prior zoning is currently effective through April 1, 2026 in accordance with temporary resolutions CR-22-2024 and CR-25-2024.



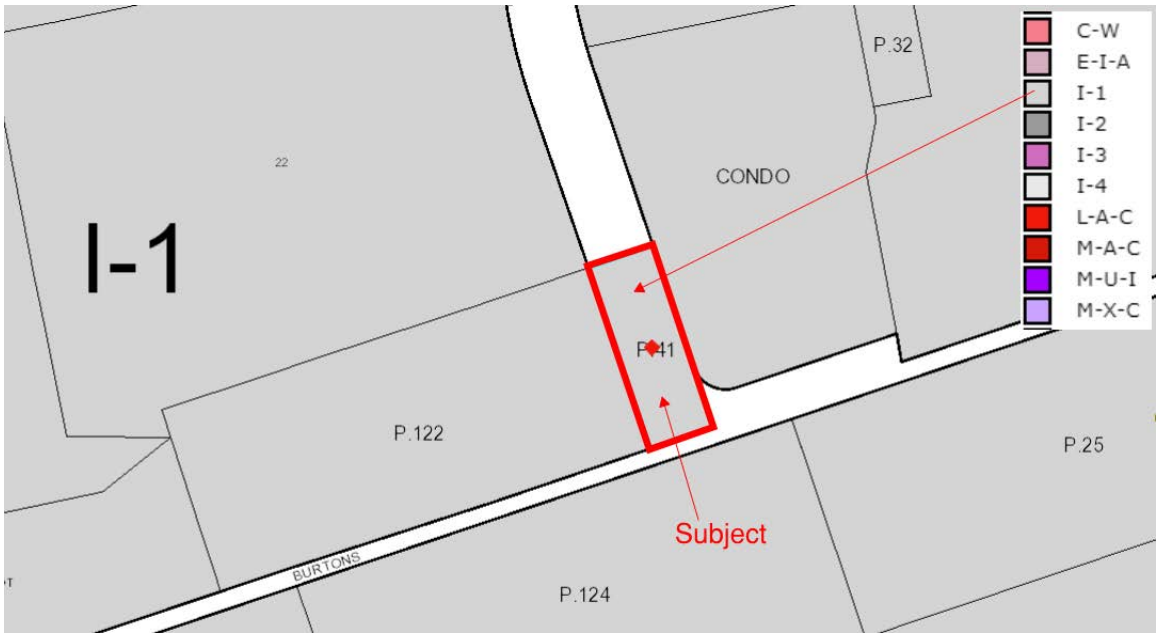
Current Zoning - Zoning Map of Subject

Current Zoning

The purpose of the (IE) Zone is:

To provide lands for a mix of employment, research and development, and light industrial development with an expectation of high-quality design that is set apart from the high traffic generating commercial zones and

residential communities. To provide lands to serve light industrial uses while prohibiting more intensive forms of industrial development, and to ensure compatibility between industrial development and nearby residential uses.



Prior Zoning - Zoning Map of Subject

Prior Zoning

I-1 Light Industrial

The I-1 zoning classification of Prince George's County is intended to provide locations for labor-intensive light industrial uses that adhere to site development standards which result in an attractive light industrial environment, to create a distinct light industrial character, set apart from the more intense heavy industrial zone and/or the high-traffic generating commercial zones, and to provide for a land use mix that is designed to sustain a light industrial character.

In addition to the site development standards provided for in the Landscape Manual, at least 10% of the tract shall be maintained as green space, any landscaped strip adjacent to a public right of way shall not be considered part of the required green space, vehicle towing stations permitted in the I-1 zone shall be screened by a wall or privacy fence at least 6-feet in height and outdoor storage shall not be visible from a street.

Allowable uses range from such commercial uses as car washes, vehicle and boat sales and services (including repair and lubrication), banks, savings and loans to such typical industrial uses as the fabrication of cosmetics, medicinal, and pharmaceutical products, manufacture and assemblage of household appliances, bookbinding, photographic reproduction, and the processing of food products. Subject's current use is considered a use by right.

MIO – Military Overlay Zone Detail –

The subject site is also located in the Military Installation Overlay for Height. The M-I-O zone is to protect the public safety, health and welfare of the citizens and residents in the county through regulation of the development and use of structures and property to promote land uses compatible with operations at Joint Base Andrews, and to protect the safety and welfare of individuals in the area of Joint Base Andrews from the potential for aircraft accidents and the adverse impacts that are known to be associated with high levels of noise emanating from flight operations associated with proximity to Joint Base Andrews Operations.



Tax Assessments

Real property is reassessed on a three-year cycle by reviewing one-third of all property in Maryland every year. The review may or may not include an exterior physical inspection of the property. The Real Property Valuation Division participates in all court proceedings where assessment questions are involved.

For each County and Baltimore City, the Director of Assessments and Taxation appoints a supervisor of Assessments from a list of five qualified applicants submitted by the Mayor of Baltimore City, the County Commissioners, or, under Charter government, the County Council or the County Executive with the approval of the Council.

Tax Account Number:	17-06-0579490
Year Assessed:	2023-2024
Land:	$ 59,700
Improvements:	$ 0
Total:	$ 59,700
County Taxes:	$ 664

Present Use

The property has an industrial outdoor storage use that appears to be established and in use for a number of years.

Intended Use and Intended User

Intended Use: The use(s) of an appraiser's reported appraisal, as identified by the appraiser based on communication with the client at the time of the assignment. The intended use of this appraisal is to assist the client and intended user in negotiations of a partial taking from the subject property.

Intended User: The client and any other party as identified, by name or type, as users of the appraisal report by the appraiser, based on communication with the client at the time of the assignment. The client may provide the appraiser with information about other potential users of the appraisal, but the appraiser ultimately determines who the appropriate users are given the appraisal problem to be solved. Identifying the intended users is necessary so that the appraiser can report the opinions and conclusions developed in the appraisal in a manner that is clear and understandable to the intended users. Parties who receive or might receive a copy of the appraisal are not necessarily intended users.

The intended user(s) is our client, Heidi Aragon, representative of WSSC to include the client's designated employees, legal counsel, and professional advisors; the depth of discussion in this report is specific to the needs of our client.

Scope of Work

Scope of work is defined as; the type and extent of research and analysis in an appraisal assignment.
Scope of work includes, but is not limited to, the following:

-The degree to which the property is identified
-The extent to which tangible property is inspected
-The type and extent of data researched
-The type and extent of analysis applied to arrive at opinions or conclusions.

The scope of work must include the research and analysis necessary to develop a rational conclusion to the appraisal problem; there can be no assignment conditions that limit the scope of work necessary to produce credible results.

Appraisal Report Type

This appraisal of the subject property has been presented in the form of a Restricted Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2b of USPAP. That is, this report incorporates, to a summary, practical explanation of the data, reasoning and analysis that were used to develop the opinion of value. The scope of this appraisal includes an inspection of the subject property by the appraiser, Patrick Peters on May 31, 2024, which is the effective date of value.

Type and Extent of the Data Researched

The appraiser researched and analyzed 1) market area data, 2) property specific data, market-analysis data, 3) zoning and land use date and 4) current data on comparable listings, sales and rentals within the competitive market area.
The extent to which the property was identified includes the following characteristics:

Legal Characteristics

The subject was legally identified by a review of public land records, including deeds, tax assessments, tax maps, zoning maps and a review of the zoning ordinance.

Economic Characteristics

Economic characteristics of the subject property were identified based on comparison to substitute properties with similar locational and physical characteristics.

Physical Characteristics

The subject was physically identified based on an inspection of the property, aerial maps, GIS maps, tax maps, and right of way plats.

Type and Extent of Analysis Applied

The subject site is a vacant industrial tract of land within an established industrial area - Forestville/Upper Marlboro. The subject, competitive neighborhood and surrounding area has a present land use that has been established for a long term. The appraiser observed surrounding land uses, demand for the subject property, existing land use regulations, and market conditions of similar/substitute properties within the competitive market area. Data collection sources for comparable sales data were obtained through county-recorded data, Bright MLS, and CoStar from 2021 to the date of value. The factual data for the Neighborhood Analysis was obtained from various public and private sources, including reports published by various government agencies and departments, and included an inspection of the neighborhood. Data verification was provided either through land records, buyer, seller, broker, settlement attorney, or combination thereof. Additional data relied upon for the valuation of this property include a review of FEMA Flood Plain Maps, GIS maps,

County Tax Maps, subdivision plats, County zoning ordinance and subdivision regulations, and information provided by the employing client.

Definition of Value and Type of Ownership

Market Value

Maryland Annotated Code—Real Property Section 12-105 defines Fair Market Value, as "The fair market value of property in a condemnation proceeding is the price as of the valuation date for the highest and best use of the property which a vendor, willing but not obligated to sell, would accept for the property, and which a purchaser, willing but not obligated to buy would pay, excluding any increment in value proximately caused by the public project for which the property condemned is needed. In addition, fair market value includes any amount by which the price reflects a diminution in value occurring between the effective date of legislative authority for the acquisition of the property and the date of actual taking if the trier of facts finds that the diminution in value was proximately caused by the public project for which the property condemned is needed, or by announcements or acts of the plaintiff or its officials concerning the public project, and was beyond the reasonable control of the property owner."

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by governmental powers of taxation, eminent domain, police power and escheat.

The Dictionary of Real Estate Appraisal, 7th Edition, Chicago: The Appraisal Institute 2022

*Please refer to the Glossary for further definitions of terms utilized in this appraisal

Exposure Time

The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; retrospective opinion based upon an analysis of past events assuming a competitive and open market. The estimated exposure and marketing time is between 3 months and 6 months based on the demand for similar properties.

Hypothetical Conditions

A hypothetical condition is an assumption, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in the analysis. Given the effects hypothetical conditions can have upon an estimate of market value, readers of this report should have a clear

understanding of how such conditions can impact value and market appeal. The hypothetical condition(s) utilized in this report complies with the disclosure requirements set forth in USPAP, 2024 edition, with an effective date of January 1, 2024.

> The property is being valued under the hypothetical condition that the "after" market value of the taking is completed as of the effective date of the report. The report shall disregard any decrease or increase in market value of the real property caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project, other than that due to physical deterioration within the reasonable control of the owner.

Extraordinary Assumptions

An assumption, directly related to a specific assignment, as of the effective date of the assignment regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends, or about the integrity of data used in the analysis.

The use of these hypothetical conditions and extraordinary assumption may affect assignment results.

Larger Parcel

Defined in "The Dictionary of Real Estate Appraisal." The tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use. In most states, unity of ownership, contiguity, and unity of use are the three conditions that establish the larger parcel for the consideration of severance damages. The courts have established a two-part test to determine what constitutes a Larger Parcel; the property must have unity of ownership and unity use. In most circumstances, but not every circumstance, this corresponds to the larger parcel consisting of contiguous or closely proximate land.

The subject property, is shown to contain 14,070 +/- square feet and is used for outdoor storage as a standalone parcel of land. The continued use of the property as a standalone tract is considered the larger parcel.

Highest and Best Use

That reasonable and probable use that will support the highest present value, as defined, as of the effective date of the appraisal. Alternatively, that use, from among reasonably probable and legal alternative uses,

found to be physically possible, appropriately supported, financially feasible, and which results in highest land value.

The definition immediately above applies specifically to the highest and best use of land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use. Implied within these definitions is recognition of the contribution of that specific use to community environment or to community development goals in addition to wealth maximization of individual property owners.

Also implied is that the determination of highest and best use results from the appraiser's judgment and analytical skill, i.e., that the use determined from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The context of most probable selling price (market value) another appropriate term to reflect highest and best use would be most probable use. In the context of investment value an alternative term would be most profitable.

The first element of the highest and best use is whether a use is physically possible. Size, shape, area, and topography affect the uses to which land may be developed. The utility of a tract of land can also be affected by frontage, depth, shape, etc.

The second element within the concept of highest and best use is whether development would be legally possible. Zoning, building codes, environmental regulations, covenants, deed restrictions, must be analyzed as they could preclude or restrict many uses that might otherwise produce the highest and best use.

The third concept of highest and best use is whether or not a use is financially feasible. If a use is unable to generate enough income to offer a prudent investor a return-on-investment capital, and cover operating and financial expenses, it is not a financially feasible use. The ultimate redevelopment of the property would be considered to be financially feasible.

The use that is physically possible, legally permissible and financially feasible, that provides the highest rate of return, or value, and the use that is maximally productive is considered to be the property's highest and best use.

Highest and Best Use as Vacant

In determining the highest and best use of the property as if vacant, we considered several components:

1. the existing land use
2. a projected development
3. an assemblage

4. holding the land as an investment
5. subdivision

Legally Permissible

Consideration of the five different components includes what is legally permissible. This analysis considers private restrictions, existing zoning, likely zoning, building codes, and other encumbrances that may preclude many potential uses. The property is industrial zoned land, that appears unlikely to change in the foreseeable future, considering the nearby properties have a similar use, that has existed for many years, changes in the land use is unlikely. The existing use is considered a permitted use as a matter of right within the IE/I-1 Industrial zoning, upon review of the zoning ordinance.

Physically Possible

Multiple factors affect the uses with which the land may be developed. These factors are considered, followed by a conclusion of the legally permissible uses that are also physically possible. The property is level, mostly cleared, has public road frontage and access and has no physical characteristics that would prevent development of the property. The property is within the MIO -Military Installation Zone for Joint Base Andrews.

Financially Feasible

After determining the uses that are legally permissible and physically possible, the appraiser considers uses that are likely to produce a sufficient return on investment or yield positive economic results. The appraiser analyzes the market, surrounding land uses, supply and demand, and cost/benefit to make this determination. The subject property appears to have the capacity to support development within IE/I-1 use, and similar properties within the competitive market have transferred and been developed under similar economic conditions as those on the effective date of value. The feasibility of developing the property with an industrial building is likely to be above average, however, the similar properties in the competitive neighborhood, that are considered substitute properties are continuing to utilize older existing improvements, such as converted residential dwellings, mobile office trailers and small garages, to support the industrial land use. Essentially, the market suggests that the minimal improvement for secure and weather tight storage of tools and parts that accompany the outdoor storage appear to be adequate for most users and tenants in the immediate area. Some newer industrial development has occurred along Route 4, towards Joint Base Andrews.

Conclusion of Highest and Best Use As If Vacant:

The present IE zoning permits development on a minimum lot size of 10,000 square feet. Substitute property of similar size within the competitive market for industrial land are being rented for outdoor storage of trucks and equipment. The present use of outdoor storage, and holding the land as an investment until future potential development with an industrial building that is compatible with the surrounding industrial neighborhood appears feasible with a modest improvement that provides secure storage, a small mechanical garage and office space.

Highest and Best Use as Improved

The subject property is vacant and unimproved, thus the highest and best use as vacant is the highest and best use of the property.

Valuation Methodologies

To arrive at the estimated fair market value the appraiser considered the income approach, direct sales comparison approach and the cost approach.
Typically, there are three approaches to value: the direct Sales Comparison, Cost, and the Income Approach to value. As defined by the Dictionary of Real Estate Appraisal, Sixth Edition, published by the Appraisal Institute, the three basic approaches to value are described as follows:

Sales Comparison Approach
The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as through vacant when an adequate supply of comparable sales is available.
Source: The Dictionary of Real Estate Appraisal,7th Edition, Chicago: The Appraisal Institute 2022

Valuation is generally analyzed based on physical units of comparison such as price per square foot, price per acre, price per floor area ratio, or through economic units of comparison, such as gross rent multiplier. Adjustments are applied to the physical units of comparison derived from the comparable sales. The unit of comparison selected for the subject property is then used to estimate a total value. Economic units of comparison are not adjusted but analyzed to determine relevant differences with the final estimate derived based on these comparisons of differences.

Cost Approach
A set of procedures through which a value indication is derived for the fee simple estate by estimating the cost new as of the effective date of the appraisal to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive, deducting depreciation from the total cost; and adding the estimated land value. The contributory value of site improvements that have not already been considered in the total cost can be added on a depreciated-cost basis. Adjustments may then be made to the indicated value of the fee simple estate in the subject property to reflect the value of the property rights being appraised.
Source: The Dictionary of Real Estate Appraisal,7th Edition, Chicago: The Appraisal Institute 2022

Income / Income Capitalization Approach
Specific appraisal techniques applied to develop a value indication for a property based on its earning capability and calculated by the capitalization of property income.

An approach through which an appraiser derives a value indication for income-producing property by converting anticipated benefits (i.e., cash flows and reversions) into property value. This conversion can be accomplished in two ways: (1) one year's income expectancy or an annual average of several years' income expectancies may be capitalized at a market-derived capitalization rate or a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment, and/or (2) the annual cash flow may be discounted for the holding period and the reversion at a specified yield rate. The capitalization rate represents the relationship between value and net income.
Source: The Dictionary of Real Estate Appraisal,7th Edition, Chicago: The Appraisal Institute 2022

Subject Valuation Method Conclusion

All three approaches to value were considered the cost approach, market approach and income approach. Since the subject property is being appraised as vacant land the direct sales comparison approach is considered to be the most applicable.

Direct Sales Comparison Approach

Unit of Comparison
The use of units of comparison facilitates the analysis of similarities and differences between the subject property and comparable properties. In the case of the subject property, vacant industrial land, containing 14,070 +/- square feet, the unit of comparison is price per square foot.

Elements of Comparison
Elements of comparison are the characteristics or attributes of properties and transactions that cause the prices of real estate to vary. The main elements of comparison that are considered in the sales comparison analysis are: 1) real property rights conveyed, 2) financing terms, 3) conditions of sale, 4) expenditures made after the purchase, 5) market conditions and time, 6) location, 7) physical characteristics, 8) economic characteristics, 9) zoning/land use, 10) non-realty components. Upward adjustments were made to the sales price per unit when the subject property is judged to be superior. Downward adjustments were made to the sales price per unit when the subject property is judged to be inferior.

Sales Grid

	Subject	1	2	3	4	5
Address	7900 Penn Randall Place Upper Marlboro, MD 20772	5601 & 5611 Sheriff Road Capitol Heights, MD	8435 Burton Lane Upper Marlboro, MD 20772	5100 Sycamore Road Beltsville, MD	5105 Linden Road Beltsville, MD	11506 Beech Avenue Beltsville, MD
Zoning	IE/I1	IE/I1	IE/I1	IH/I2	IH/I2 and IE/I1	IE/I1
Sale Date	5/31/2024	1/8/2024	7/22/2022	3/6/2023	5/24/2021	2/28/2022
Sales Price		$1,200,000	$680,000	$500,000	$1,000,000	$370,000
Value of Imp.	N/A	$178,730	$68,000	$145,811	$0	$0
Land Value	N/A	$1,021,270	$612,000	$354,189	$1,000,000	$370,000
Number of Sq. Ft.	14,070	39,780	40,025	12,471	48,483	11,337
Price/Sq. Ft.	N/A	$25.67	$15.29	$28.40	$20.63	$32.64
Transaction Adjustment						
Rights Conveyed	Fee Simple	0%	0%	0%	0%	0%
Financing Terms	Conventional	0%	0%	0%	0%	0%
Conditions of Sale	None Noted	0%	0%	0%	0%	-25%
Expenditures After Sale	None Noted	0%	0%	0%	0%	0%
Market Conditions/Time	5/31/2024	1%	6%	4%	9%	7%
Adjusted Price/Sq. Ft.		$25.93	$16.21	$29.54	$22.48	$26.76
Location	Upper Marlboro	0%	0%	0%	0%	0%
Size Sq. Ft.	14,070	5%	5%	0%	10%	0%
Frontage/Access	Shared Driveway	-10%	0%	0%	0%	0%
Topography	Mostly Clear/Gentle Slope	0%	0%	0%	5%	5%
Zoning	IE/I1	5%	0%	-5%	-3%	0%
Utilities	Public	0%	0%	0%	0%	0%
Shape/Engineering	Raw Land	0%	0%	0%	0%	0%
Improvements	None/Vacant	-10%	0%	0%	0%	0%
Other	MIO Overlay	-3%	0%	-3%	-3%	-3%
Net Adjustment		-13%	5%	-8%	9%	2%
Gross Adjustment		33%	5%	8%	21%	8%
Price/Sq. Ft.		$22.56	$17.02	$27.17	$24.51	$27.30

In estimating the value(s) of the subject's land using Sales Comparison Approach, the appraiser has employed five recent sales within central Prince George's County, that have similar function and utility for industrial uses. The search for comparable land sales was initially within the Forestville/Upper Marlboro industrial areas, and then expanded to similar established industrial areas within the county. A total of five comparable sales were utilized and considered the best land sales within the competitive market. The comparables were adjusted for transaction adjustments and then dissimilar physical characteristics. The appraiser made reasonable attempts to confirm all sales with an individual involved in the sale, either buyer/seller, or representative of the buyer or seller. The comparables appear to be purchased in arm's length transactions under similar market conditions as of the effective date of value.

The sales indicate a range in value, on a unit of comparison of a price per square foot, from $15.29 to $32.64. After adjustments for dissimilarities between the sale and the subject property, the sales indicated a range in land value from $17.02 to $27.30 per square foot. The adjusted average of the comparables is $23.71 and the adjusted median is $24.51. After adjustments equal emphasis is placed on all of the comparables and the subject is estimated at $23 per square foot of land.

14,070 +/- square feet @ $23 per square foot = $323,610

Sales Adjustment Explanation

All adjustments are made to the sale properties on a price per square foot of land area. Adjustments were made to the comparable sale where the characteristics between the subject and the sales differ. A description of each adjustment as shown in the sales adjustment grid is described below.

The comparables are first adjusted for transaction adjustments, which include real property rights conveyed, financing, conditions of sale, expenditures made after sale and market conditions.

When estimating the market conditions adjustment, the sales were adjusted for the difference between the date of the sale of the comparable and the date of valuation of the subject, at 3% per year. The adjustment represents a change in market conditions due to inflation, deflation, and fluctuations in supply and demand, which change over time. Initially, the land market was analyzed for these characteristics, however, the minimal number of land transactions within the competitive neighborhood resulted in inconsistent data in which no obvious trend can be discerned. Therefore, we reviewed industrial improved sales in addition to land sales supporting a market conditions adjustment of 3% per year.

Adjustments for Property Characteristics

Location

An important consideration of business function for an industrial site is access, proximity to main highways, surrounding trade area and the ability to secure the site. All of the comparables has similar locations, established areas, considered commensurate with the subject.

Land Size

The land size of the subject is 14,070 +/- square feet, of which nearly the entire site appears usable for the present outdoor storage use. An attractive commercial site has the capacity to support a permissible use and necessary function. The subject site is small, but meets the minimum land size for development.
Specific to the commercial market, a larger square footage lot or parcel that has similar physical characteristics will generally sell for lower price per unit (Square Feet) than a small parcel, predicated on a smaller parcel having the minimum land size to support necessary functions. Comparables #1 #2 and #4 are adjusted upwards as they are larger than the subject. Comparable #3 and #5 are similar in size to the subject with no discernible difference and no adjustment is necessary.

Frontage and Access

Commercial sites with the most convenient and accessible locations, requiring the least amount of time and effort are generally the most desirable. Attractive commercial sites that benefit from visibility, and good access, generally command a higher value. The subject does not have any exposure and is similar to Comparables #2, #3 #4 and #5. Comparable #1 is a corner site with superior frontage, access and exposure, supporting a downwards adjustment.

Topography

The subject is mostly cleared with a gentle slope. All of the comparables are similar, most cleared and the site is utilized with an industrial use. Comparable #4 and #5 are very similar sites, however, the northern portion is within the 100-year flood plain and in area that floods on occasion with heavy rain. The comparable is adjusted upwards as the subject is not within the floodplain.

Zoning

The subject is zoned IE/I1, light industrial. Comparable #1 was several adjoining lots, with 7,387 +/- square feet of land being zoned residential and is adjusted upwards as the subject is entirely industrial zoning. Comparable #3 is heavy industrial zoned, more intense than the subject and adjusted downwards. Comparable #4 has a portion of heavy industrial zoning and is adjusted downwards. The IH/I2 zoning permits more intense industrial uses than the subject's I-1 zoning which is the basis of the adjustment.

Improvements

The subject is more or less a vacant tract of land. Comparable #1 was improved with a residential dwelling that was extracted using the cost approach. Comparable #1 has a block garage within the industrial portion of the property and is adjusted downwards for the contributory value and benefit of having a garage to complement the industrial use. Comparable #2 and #3 had improvements which were extracted using the cost approach, thus no other adjustments are made for improvements.

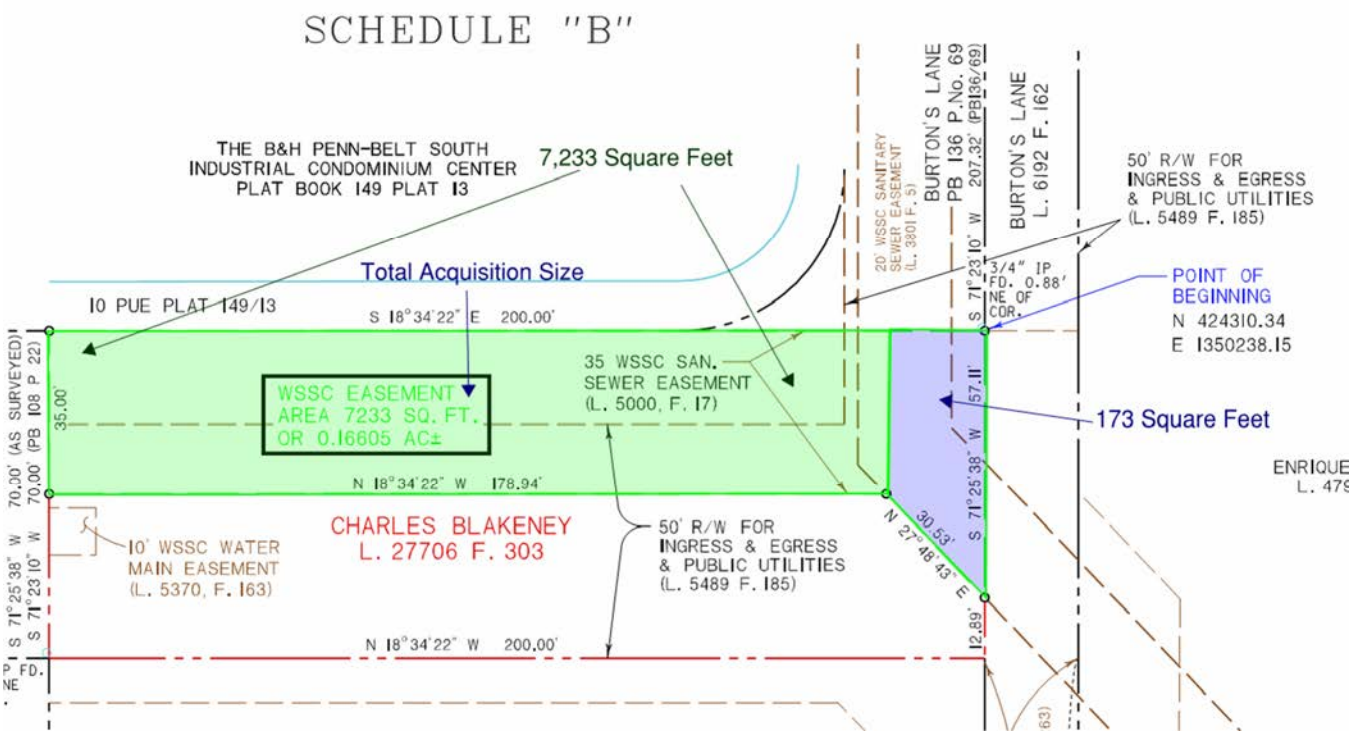
Military Installation Overlay

The subject is encumbered with the MOI overlay, being in such close proximity to Joint Base Andrews. The majority of the legally permissible uses are restricted below the MIO overlay zone threshold by the underlying IE/I1 zoning. Regardless, the subject is encumbered and MOI overlay would need to be considered for some uses of the subject. Comparable #1, #3, #4 and #5 are adjusted downwards as they are not encumbered by these restrictions or noise, supporting a minor downward adjustment.

Diminution in Value

Area of Acquisition

WSSC desires to acquire, in the form of a perpetual easement, a strip of land on the subject property. The proposed perpetual easement acquisition is shown on the plat, provided by WSSC and prepared by Mercado Consultants, Inc, titled Schedule "B" for the 450A High Zone Transmission Water Main Improvements project, dated November 22, 2024. The proposed perpetual easement, is shown on the plat to contain 7,233 +/- square feet. The client has instructed the appraiser that of the 7,233 +/- square feet, 7,060 +/- square feet overlaps a previously WSSC encumbered easement that was placed on the property in 1978. (Liber 5000/Folio 17). The remainder of the proposed current easement acquisition, 173 +/- feet is located outside the limits of the existing easement and will be placed on an unencumbered portion of the subject property. The proposed acquisition is to provide WSSC the right to install water lines and infrastructure within the proposed easement area. An excerpt from the acquisition plat is shown below. The full drawing and easement description is included in the addendum of this report.



Acquisition Sketch of Subject Property Enlarged

Effect of Acquisition:

Since the proposed acquisition is in the form of a perpetual easement the land size of the subject property; Parcel 41 is .323 +/- acres or say 14,070 +/- square feet and will remain the same after the proposed acquisition as prior to the acquisition. However, inasmuch as the property owner retains ownership of the underlying fee estate, can utilize the land within the rights of ways for future density calculation purposes, and is assured surface access over the land within the rights of ways, the rights of ways function as perpetual easements. While the proposed perpetual easement is reported to contain a total area of 7,233 +/- square feet, of which is the sum of the 173 +/- square foot acquisition being placed on an unencumbered portion of the subject and 7,060 +/- square feet being placed on an area previously encumbered. It is the appraiser's opinion the value/utility of the 173 +/- square feet of land located in the rights of ways is reduced 90% of the proposed right of way. The second piece of the proposed waterline easement acquisition, 7,060 +/- square feet, is located overlapping the previously encumbered area of the subject property from a prior perpetual water line easement, which was placed on the property in 1978. (Recorded at Liber 5000, Folio 17). It is the opinion of the appraiser, that the 7,060 +/- square feet portion of the proposed waterline easement will have a lessor diminution in value and property rights as a result of overlapping the previously existing easement. The 7,060 +/- square feet overlapping the existing easement is estimated to reduce the property rights interest by 25%, as the portion within the existing easement previously has reduced utility and function of surface uses. The previous/existing easement extinguishes building an improvement within the easement area, thus, the additional impact of the proposed easement to the fee simple property rights would be less than if the easement was being placed on unencumbered land.

The current fee simple owners of the property will enjoy all the same rights of ownership within the area of the perpetual easement, except that the Washington Suburban Sanitary Commission has the right to enter and utilize the easement at any time within the limits of the easement area for utility installation and maintenance.

The highest and best use after the acquisition will remain the same as in the before situation as described within the "Highest and Best Use" section of this appraisal report.

Percentage of Fee	Comments	Potential Types of Easements
90% - 100%	• Severe impact on surface use • Conveyance of future uses	Overhead electric, flowage easements, railroad right of way, irrigation canals, exclusive access easements
75% - 89%	• Major impact on surface use • Conveyance of future uses	Overhead electric, pipelines, drainage easements, railroad right of way, flowage easements
51% - 74%	• Some impact on surface use • Conveyance of ingress/egress rights	Pipelines, scenic easements
50%	• Balanced use by both owner and easement holder	Water or sewer lines, cable lines, telecommunications
26% - 49%	• Location along a property line location across non-usable land area	Water or sewer line, cable lines
11% - 25%	• Subsurface or air rights with minimal effect on use and utility • Location with a setback	Air rights, water or sewer line
0% - 10%	• Nominal effect on use and utility	Small subsurface easement

Allen, A (2001): The Appraisal of Easements. International Right of Way Organization, November/December 2001. Available at: < https://www.irwaonline.org/eweb/upload/1101c.pdf>

Sherwood, Donnie, The Valuation of Easements, International Right of Way Organization, November 2014

Acquisition Calculation

Land Value:							
14,070	Sq. Ft.	x		$23.00	/Sq. Ft. =	$323,610.00	
Improvements - Contributing Value:						$5,000.00	
Total Before Value:						$328,610.00	
Rounded to:							$328,700.00
Value of Rights and Easements Acquired:							
Perpetual Easement							
7,060	Sq. Ft.	x		$23.00	/Sq. Ft.=		
$162,380.00	x	25%		=		$40,595.00	
Perpetual Easement							
173	Sq. Ft.	x		$23.00	/Sq. Ft.=		
$3,979.00	x	90%		=		$3,581.10	
On-Sites							
Fencing-Chain Link							
68	LF	x		$24.00	LF=		
$1,632.00	depreciated	20%	=	$1,305.60	x 10% =	$130.56	
Value of Acquisition:						$44,306.66	
Value of Acquisition: Rounded						$44,400.00	
							-$44,400.00
After Value:							$284,300.00

*For the purposes of this analysis the contributory value of the onsites is estimated at $5,000.

Reconciliation of Value

The three approaches to value, the direct sales comparison approach, cost approach and income approach were considered in the valuation of the subject property. The direct sales comparison approach was used to estimate the value of the land as though vacant. The Sales Comparison Approach typically indicates what a knowledgeable purchaser would pay for substitute properties under current economic conditions within the competitive neighborhood, using five comparable sales, adjusted for dissimilarities provides an estimate of $23.00 per square foot of land or say $323,610, rounded to $323,700. The Cost Approach typically indicates what the current costs are to acquire the site and to replace the existing buildings (and land/site improvements) with similarly improved and functional buildings under current economic conditions. Since this is an appraisal of vacant land, the cost approach to value was minimally developed for the contribution of value of the existing improvements on the comparable sales and to estimate the on sites being acquired, with an estimated contributory value of $5,000, of which the fencing within the acquisition is being acquired. The Income Approach typically reflects what knowledgeable investors would pay for investment properties similar to the subject based upon its net income stream. The income approach to value was not developed for this appraisal as the subject is industrial land with an unknown income stream or rental. By far the most common methodology for estimated land value is the sales comparison approach, to the exclusion of the other two approaches. Therefore, the estimated market value of a proposed acquisitions from the subject property, under the terms and conditions set forth in this report, as of May 31, 2024, is:

Opinion of the market value of the subject property, larger parcel, as of the effective date of the appraisal, May 31, 2024, is estimated to be:

THREE HUNDRED TWENTY-EIGHT THOUSAND SEVEN HUNDRED DOLLARS
($ 328,700)

The market value of the subject property after the partial acquisition as of the effective date of the appraisal, May 31, 2024, is estimated to be:

TWO HUNDRED EIGHTY-FOUR THOUSAND THREE HUNDRED DOLLARS
($ 284,300)

The total due to the property owner, as a result of the partial acquisition is estimated to be:

FORTY FOUR THOUSAND FOUR HUNDRED DOLLARS
($ 44,400)

This appraisal report is being transmitted as a Restricted Appraisal Report in accordance with Standards Rule 2-2 (B). Should a complete engineering study be provided the appraiser, the appraiser reserves the right to review and revise this appraisal report. Should the engineering report provide material differences than what has been reported within this appraisal report could render this appraisal as invalid.

Sales Information

Sale Number 1:

Grantor:	VDV LLC and Sheriff Road Enterprises LLC
Grantee:	G & J Real Estate LLC
Deed Date:	January 8, 2024
Record Date:	February 21, 2024
Liber/Folio:	49579/41
Tax ID:	See Grid Below
Indicated Consideration:	$1,200,000
Land Area:	39,780 +/- Square Feet Gross (see grid below)
Zoning:	IE/I-1 - Lots 2-18 RSF65/R55 -Lot 20-22
Verification:	Tax Record, Deed
Location:	Tax Map 66, Grid A1, Lots 2-22 Cedar Heights 5601 and 5611 Sheriff Road Capitol Heights, Maryland 20743
Financing:	Financed $675,137.67 through Deed of Trust

Address	Current Owner Name	Tax ID	Property Class	Lot SF	Zoning
5601 Sheriff Rd	G & J REAL ESTATE	17182032704	Industrial	14,032	IE
5611 Sheriff Rd	G & J REAL ESTATE	17182080059	Residential	7,387	RSF65
Sheriff Road	G & J REAL ESTATE	17182032696	Industrial	3,687	RSF65
Sheriff Road	G & J REAL ESTATE	17182032688	Industrial	7,350	IE
Sheriff Road	G & J REAL ESTATE	17182032670	Industrial	7,324	IE
			Total	39,780	

Comments:

The sale is 8 adjoining lots with a special exception SE-3392 and zoned IE/I-1 and Lots 20 and 22 zoned R55/RSF 65. The total land area is 39,780 +/- square feet of which 32,393 +/- square feet has an industrial use and 7,387 +/- square feet has a residential use. The residential portion of the property is improved with a residential dwelling built in 1957, contains 1,365 +/- square feet of living area. The estimated contributory value is estimated at $178,730.

The property is located on the corner of Sheriff Road and Balsamtree Drive. Present access to the property is from the west off Balsamtree Drive with a large curb cut. The property is bounded to the south by an alley that is shown as a paper road. The site is mostly cleared with a wooded perimeter buffer. The site is used for automotive repair and storage. Property is served with public water and sewer.

Cost Approach Summation		
	%	Amount
Building Cost (new)		$229,730
Development Fee (% of Improvements Cost)	10%	$23,000
Entrepreneurial Incentive (% Total Cost)	5%	$11,000
Total Building Replacement Cost		$263,730
Depreciation (30 Yrs Eff. Age/ 80 Yrs Life)	38%	($100,000)
Depreciated Building Value		$163,730
Site Improvements		$15,000
Fee Simple Value (Value at Market Rent) by the Cost Approach		$178,730
Improvement Contributory Value Deduction by the Cost Approach		$178,730



Sale Number 2:

Grantor:	Brian K. Strong and Judy A. Strong
Grantee:	Enrique Jaramillo
Deed Date:	July 22, 2022
Record Date:	July 27, 2022
Liber/Folio:	47977/548
Tax ID:	17-06-0447045
Indicated Consideration:	$680,000
Land Area:	101,930 +/- Sq. Ft. Gross, 40,025 +/- Sq. Ft. Usable
Zoning:	IE/I-1 and Military Overlay Zone
Verification:	Tax Record, Deed, Inspection
Location :	Tax Map 90, Grid A3, Parcel 124 8435 Burton Lane Upper Marlboro, Maryland 20781
Financing:	Financed $43,000

Comments:

$680,000 for 101,930 +/- square feet equals $6.81 per square foot and $612,000 for 40,025 +/- square feet at $15.29 per square foot for the usable portion of the sale.

The property is located on the south side of Burton Lane and is accessible only from a shared right of way. The property is mostly wooded, vacant and is bisected by Henson Creek. The topography of Parcel 124 can be described as sloping from the north down to the south and east. A creek bed of Henson Creek bisects the property, flowing from the northeast, beneath Burton Lane and then southwesterly across the property to the south before turning west and running along Suitland Road. The area surrounding the creek bed is completely wooded. The northwestern portion of the property is cleared and used as a gravel parking lot. According to Maryland Department of Natural Resources Mapping, the property contains a wide area of Palustrine Wetlands that crosses the center of the property on both sides of the creek bed. When scaled from the map, the net usable area, mainly on the western side of the property is scaled to be 40,025 +/- square feet. Deducting a contributory value of 10% of the sale price for the wetland and unusable portion of the property, approximately 40,025 +/- square feet at $68,000, corresponds to $612,000 for 40,025 +/- square feet at $15.29 per square foot.


Wetlands
Sale


40,025 +/- square feet
BURTON LN

Sale Number 3:

Grantor:	Private John Services, Inc
Grantee:	3 ARE LLC
Deed Date:	March 6, 2023
Record Date:	March 13, 2023
Liber/Folio:	48648/593
Land Area:	12,471 +/- Square Feet
Improvement GBA:	3,540 +/- Square Feet
Indicated Consideration:	$500,000
Zoning:	IH/I2
Utilities:	Public
Verification:	Deed, MLS listing, street inspection, Grantee-Gary Shipp
Financing:	No record of Financing
Location:	Tax Map 13, Block H, Lots 1-8 5100 Sycamore Road Beltsville, Maryland 20705

Comments:

$500,000 less $145,811 estimated for improvements equals $354,189 for 12,471 +/- square feet of land equals $28.40 per square foot.

The property is located on the corner of Sycamore Road and Maryland Avenue. The improvements, total 3,540 +/- square feet, that majority being a four-bay garage, light framing and built in 1968. On the west side of the garage bays is a small minimally finished office building. The south side of the site garage is a gravel parking lot as well as the east side, (Lots 5-8). The perimeter is fenced in for secure storage.

Lots 7 and 8, 5,769 +/- square feet, are considered excess land and could be separated and sold as a standalone property.

Property Address	Tax ID	Tax Map	Block	Lot	Lot Sq Ft	Acres	Bldg Sq Ft
5100 Sycamore Rd	17010055210	13	H	5,6	5,769	0.132	
5100 Sycamore Rd	17010053876	13	H	1,2,3,4	12,472	0.286	3,540
Sycamore Rd	17010017145	13	H	7,8	5,769	0.132	
					24,010	0.55	

Cost Approach Summation		
	%	Amount
Building Cost (new)		$270,810
Development Fee (% of Improvements Cost)	10%	$27,000
Entrepreneurial Incentive (% Total Cost)	5%	$14,000
Total Building Replacement Cost		$311,810
Depreciation (35 Yrs Eff. Age/ 60 Yrs Life)	58%	($181,000)
Depreciated Building Value		$130,810
Site Improvements		$15,000
Improvement Contributory Value Deduction by the Cost Approach		$145,811




Sale
QUEEN ANNE
LINCOLN AVE
QUEEN ANNE AVE
BALTIMORE AVE
MARYLAND AVE E
Indian Creek
LINDEN RD
MAPLE AVE
OLYMPIA AVE
MAPLE AVE
LINDEN RD
SYCAMORE RD
NAPLES AVE
BALTIMORE AVE
CYPRESS RD


12
AVENUE
20
H
5
SYCAMORE
10
41

Sale Number 4:

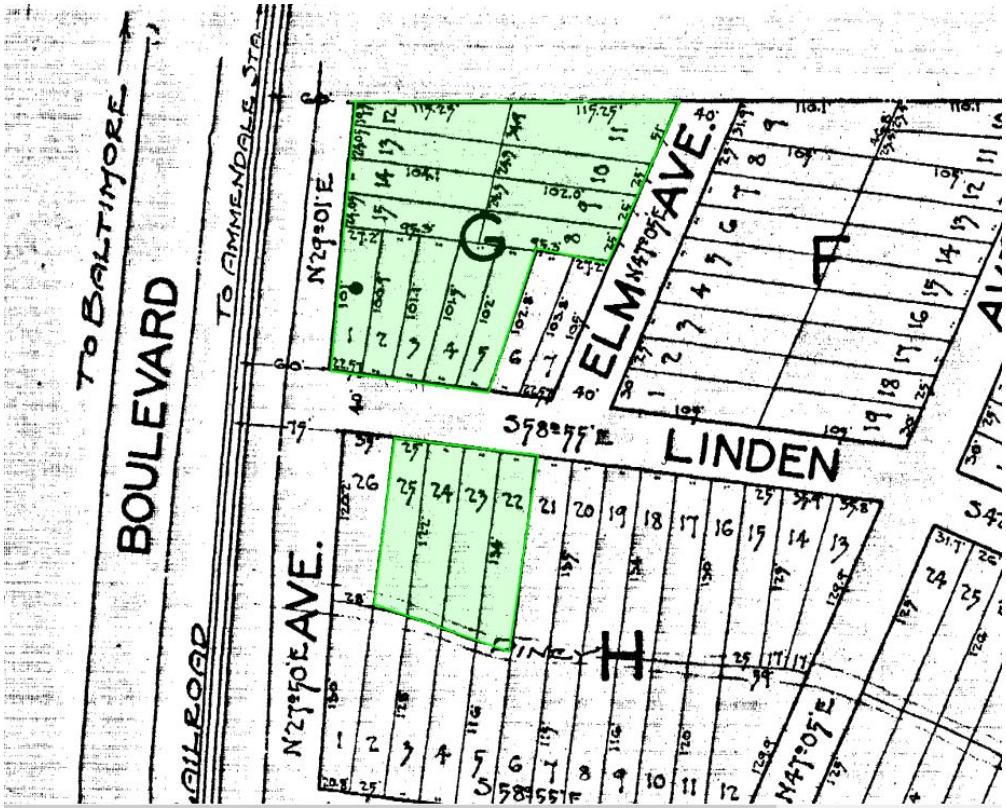
Grantor:	David and Joan Smith Living Trust
Grantee:	Tucker Street, LLC
Deed Date:	May 24, 2021
Record Date:	June 10, 2021
Liber/Folio:	45656/476
Tax ID:	17-01-0019513, 17-01-0019497, 17-01-0019505, 17-01-0019489
Indicated Consideration:	$1,000,000
Land Area:	48,483 +/- Square Feet
Zoning:	North of Linden, IH/I-2 Heavy Industrial South of Linden IE/I-1 Light Industrial
Verification:	Bill Callahan, Grantor Representative Gary Shipp, Grantee
Location:	5105-5106 Linden Road 11302 Elm Road East Maryland Avenue Beltsville, Maryland 20705
Financing:	No record of financing

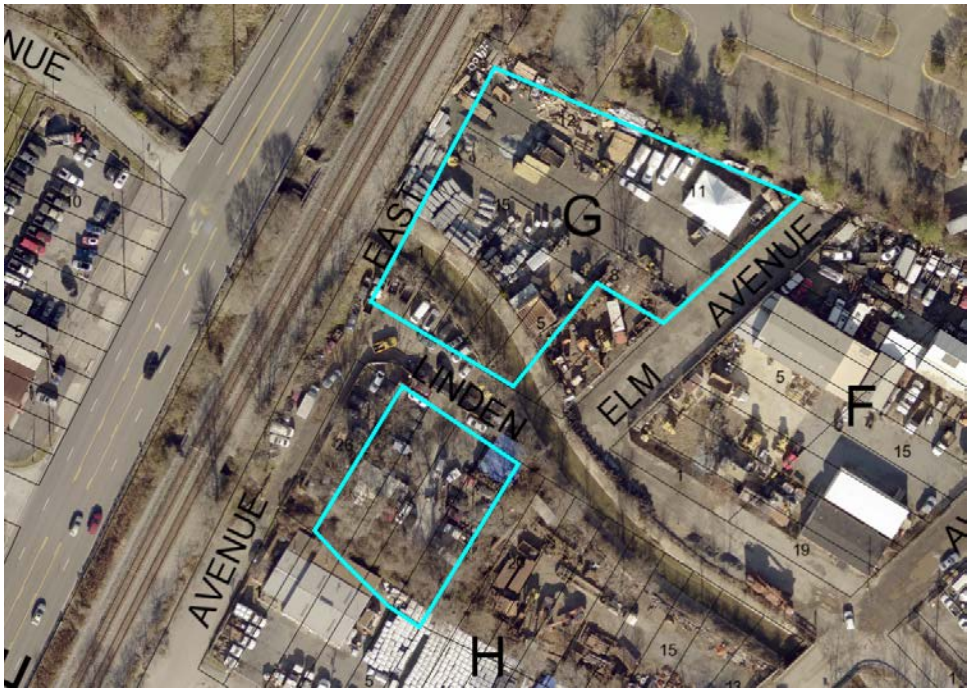
Comments:

$1,000,000 for 48,483 +/- square feet of industrial land used for outdoor door storage at the time of transfer equals $20.63 per square foot.

The portion of the property on the southern side of Linden Road is bisected by Indian Creek. The entire comparable sale is shown by DPIE to be within the 100-year flood plain, FEMA flood mapping indicates a smaller footprint is within the 100-year floodplain, which is located north of Linden Road roadbed. Present access to the property is a gravel road that appears to be located north of the platted roadbed. The nearest public water and sewer lines are on the corner of Linden Road and E. Maple Avenue.

Tucker Street Sale		
Tax ID	Lots	Size
17-01-0019513	Lots 1,2,3, Block G	7,833
17-01-0019471	Lots 4, 5, Block G	5,266
17-01-0019489	Lots 8,9,10,11 Block G	11,999
17-01-0019497	Lots 12,13,14,15, Block G	10,516
17-01-0019505	Lots 22,23,24,25 Block H	12,869
	Total	48,483


TO BALTIMORE
BOULEVARD
TO AMMENDALE STA
RAILROAD
N 29°01' E
ELM AVE.
N 47°05' E
LINDEN
S 58°55' E
N 27°50' E
AVE.
G
F
H


EAST
AVENUE
G
LINDEN
ELM
AVENUE
F
AVENUE
H


Sale
Water
Sewer
4705
3560
Baltimore Ave
Linden Rd
Maryland Ave
E Maple Ave
11702 BALTIMORE AVE
5104 LINDEN RD
5108 LINDEN RD
11507 ELM AVE
11505 ELM AVE
11503 ELM AVE
11512 EAST MAPLE AVE
11616 EAST MAPLE AVE
11517 EAST MAPLE AVE
11610 EAST MAPLE AVE
11607 EAST MAPLE AVE
11606 EAST MAPLE AVE
5790 SUNNYSIDE AVE
5100 SYCAMORE RD
5108 SYCAMORE RD
5114 SYCAMORE RD
5116 SYCAMORE RD
11530 E MAPLE AVE
11600 E MAPLE AVE
5208 LINDEN RD
V037
V015
V016
V018
V022
V026
V112
F032
F041
122M
18"



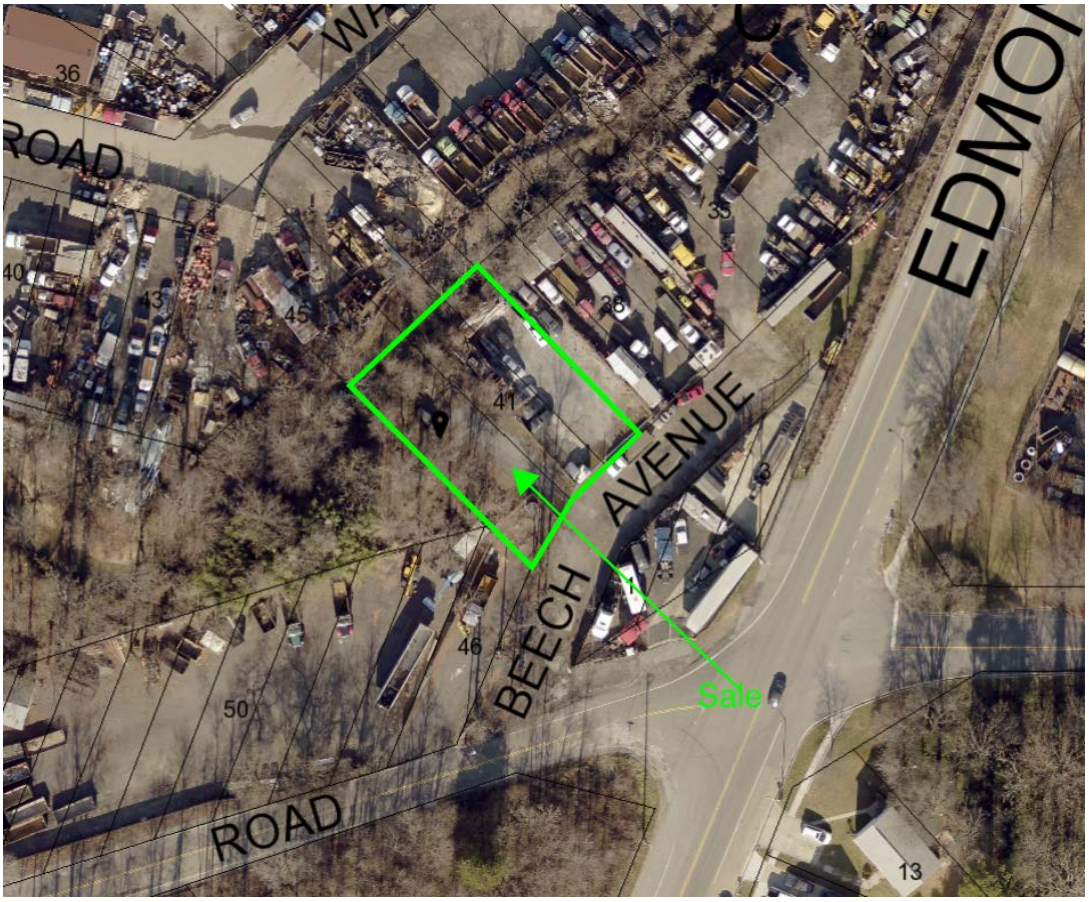
Sale Number 5:

Grantor:	Ana C. DaSilva Trust
Grantee:	Tucker Street LLC
Deed Date:	February 28, 2022
Record Date:	March 30, 2022
Liber/Folio:	47388/103
Tax ID:	17-01-0040485
Indicated Consideration:	$370,000
Land Area:	11,337 +/- Square Feet
Zoning:	IE/I1 Industrial
Verification:	Deed, MLS, Gary Shipp
Location :	Bel-Mar, Block C, Lots 40-41 11506 Beech Avenue Beltsville, Maryland 20705
Financing:	No record of financing

Comments:

$370,000 for 11,337 +/- square feet of industrial land used for outdoor storage at the time of transfer equals $32.64 per square foot.

The property consists of Lot 40 and Lot 41 in Block C of the Bel Mar Subdivision and a portion of an abandoned portion of Linden Lane, per a MNCPPC resolution dated July 11, 1996. The northern boundary of the property is Indian Creek, and the southern edge of the boundary fronts Beech Avenue. The northern portion of the property is shown to be within the 100 year floodplain limits by both FEMA Mapping and DPIE. The net area of the IE zoning is 10,000 square feet, it is unclear whether the property has more than 10,000 square feet outside the 100 flood plain, however, the sale price represents a market value transfer. The property is currently leased for industrial storage at $2.50 square foot annually.


36
ROAD
40
43
45
41
BEECH AVENUE
46
50
ROAD
Sale
13
EDMO


36
ROAD
38
40
43
45
1
5
35
38
41
BEECH AVENUE
3
1
K
46
50
55
ROAD
13

Sale Also Considered:

Grantor:	Mandes Real Estate LLC
Grantee:	SSZ Suitland Self Storage, LLC
Deed Date:	July 12, 2022
Record Date:	July 15, 2022
Liber/Folio:	47927/291
Tax ID:	17-06-00646604
Indicated Consideration:	$1,150,000
Land Area:	85,169 +/- Square Feet
Zoning:	IE/I-1 and Military Overlay Zone
Verification:	Deed, Listing, Jeff Ludwig
Location:	4350 Forestville Road Suitland, Maryland 20746
Financing:	Financed $13,650,000 through M&T Bank

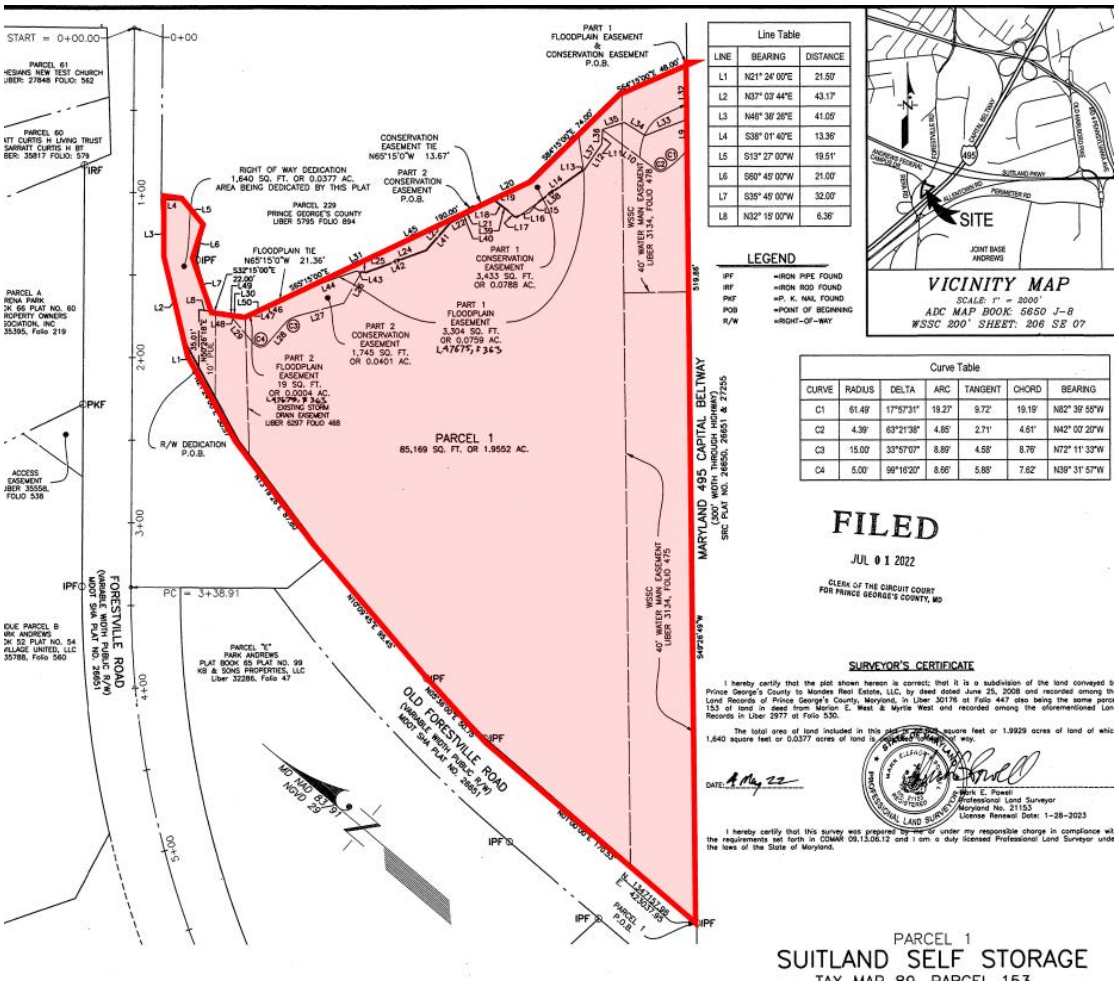
Comments:

$1,150,000 for 85,169 +/- square feet of industrial land equals $13.50 per square foot.

The property is panhandle in shape, with access from the north of Forestville Road and is bordered to the south by the Capital Beltway, inner loop, adjacent to Andrews Federal Campus housing. The property is located within the Military Overlay district for height, transitional surface and for noise, 60 db to 74 db. The property was acquired for a self-storage facility. The property achieved final plat on June 30, 2022 for a 110,674 +/- square foot self-storage, 999 unit building. The site is wooded at the time of the sale and has public utilities along the frontage with public utilities to the site. This represents an industrial land with full entitlements as indicated in DSP-20048 and the approved final plat.


4357 FORESTVILLE RD
F013
050M
11332
Forestville Rd
4400 RENARD
030916
V028
030917
051M
F017
V007
19520
206SE07
4350 FORESTVILLE RD
Sale
052M
053M
4400 FORESTVILLE RD
054N
4404 FORESTVILLE RD
Capital Beltway Inner Loop
Capital Beltway
95
495
4591 ALLENT


CAMPUS
DRIVE
RENA
ROAD
OLD FORESTVILLE ROAD
P 61
P 60
P 229
P 230
P G
P F
ROAD



Line Table		
LINE	BEARING	DISTANCE
L1	N21° 24' 00"E	21.50'
L2	N37° 03' 44"E	43.17'
L3	N46° 38' 26"E	41.05'
L4	S38° 01' 40"E	13.36'
L5	S13° 27' 00"W	19.51'
L6	S60° 45' 00"W	21.00'
L7	S35° 45' 00"W	32.00'
L8	N32° 15' 00"W	6.36'

LEGEND

IPF	=IRON PIPE FOUND
IRF	=IRON ROD FOUND
PKF	=P. K. NAIL FOUND
POB	=POINT OF BEGINNING
R/W	=RIGHT-OF-WAY

Curve Table						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C1	61.49'	17°57'31"	19.27'	9.72'	19.19'	N82° 39' 55"W
C2	4.39'	63°21'38"	4.85'	2.71'	4.61'	N42° 00' 20"W
C3	15.00'	33°57'07"	8.89'	4.58'	8.76'	N72° 11' 33"W
C4	5.00'	99°16'20"	8.66'	5.88'	7.62'	N38° 31' 57"W

FILED

JUL 01 2022

CLERK OF THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MD

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct; that it is a subdivision of the land conveyed b Prince George's County to Mandes Real Estate, LLC, by deed dated June 25, 2008 and recorded among th Land Records of Prince George's County, Maryland, in Liber 30176 at Folio 447 also being the same parce 153 of land in deed from Marion E. West & Myrtle West and recorded among the aforementioned Lan Records in Liber 2977 at Folio 530.

The total area of land included in this plat of [illegible] square feet or 1.9929 acres of land of whic 1,640 square feet or 0.0377 acres of land is [illegible] way.

DATE: 5 May 22

Mark E. Powell
Professional Land Surveyor
Maryland No. 21153
License Renewal Date: 1-28-2023

I hereby certify that this survey was prepared by me or under my responsible charge in compliance wit the requirements set forth in COMAR 09.13.06.12 and I am a duly licensed Professional Land Surveyor unde the laws of the State of Maryland.

PARCEL 1
SUITLAND SELF STORAGE
TAX MAP 80 PARCEL 153

Sale Also Considered:

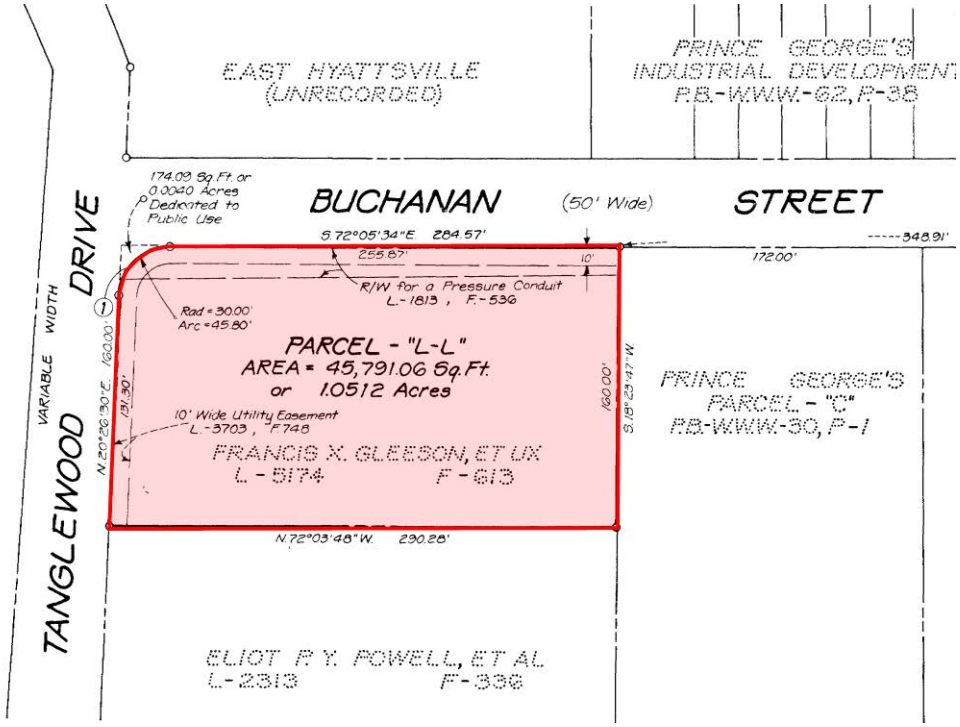
Grantor:	5601 LLC
Grantee:	Washington Gas Light Company
Deed Date:	June 28, 2022
Record Date:	July 6, 2022
Document:	47893/100
Land Size:	45,791 +/- Square Feet
Indicated Consideration:	$2,600,000
Zoning:	IH, I2
Utilities:	Public
Verification:	Tax Record, Deed, Inspection, Arman Khastou, Listing Agent 301-222-1000
Financing:	No record of financing
Location:	Tax Map 50, Grid D2, Parcel LL 4901 Buchanan Street Hyattsville, MD 20781

Comments:

$2,600,000 for 45,791 +/- square feet equals $56.78 per square foot.

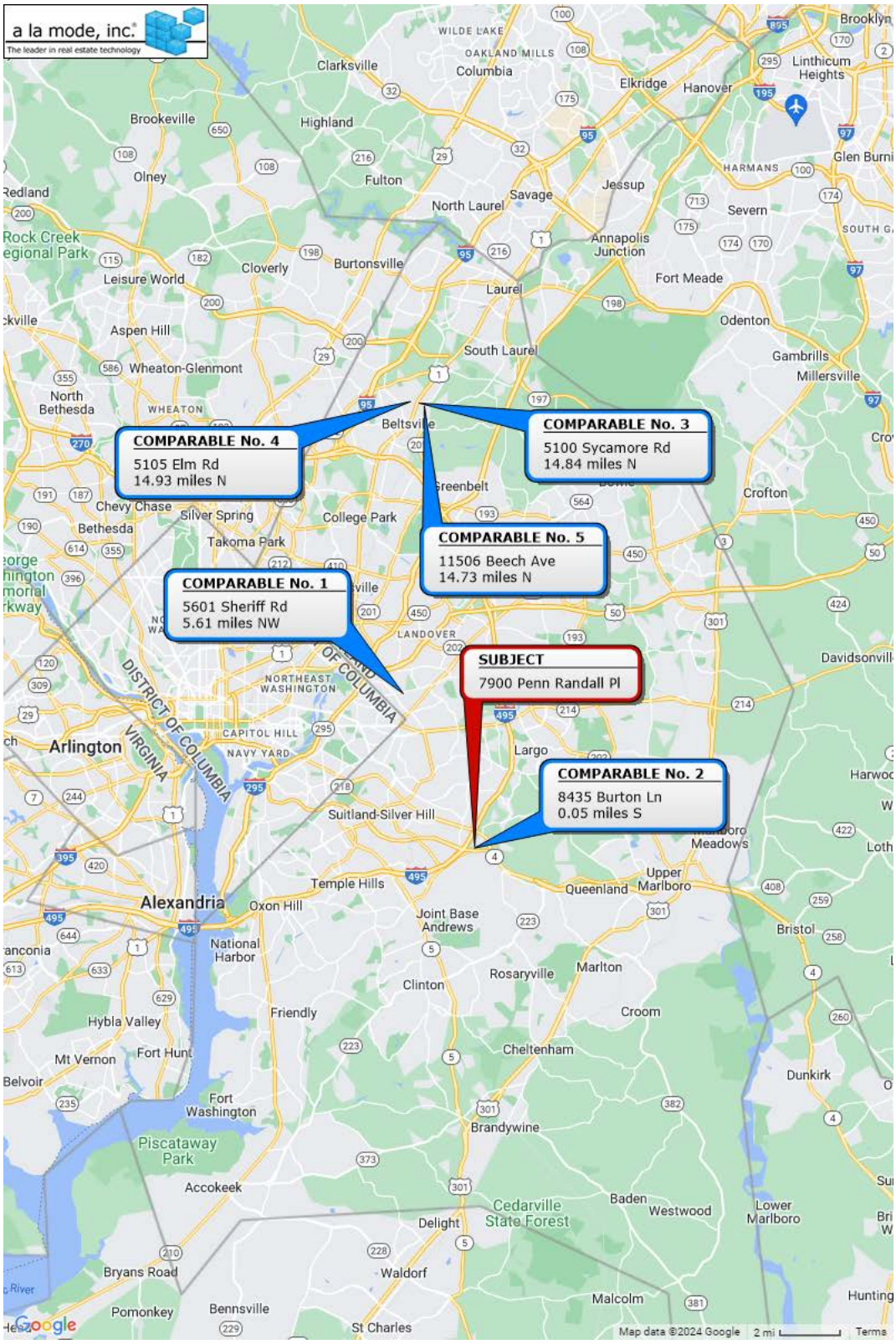
The property is a corner location for a vacant tract of heavy industrial land, bordered to the west by Tanglewood Drive and to the north by Buchanan Street. The property is adjacent to the Northwest Branch and is protected from flooding by a levee and thus classified as Zone X.

According to Arman Khastou, the property was not rented at the time of the sale. The price was 2.8M, but was recorded for 2.6M because the buyer paid 200K of the sellers closing costs. The property sold without a lease in place. Prior to the sale, the property was rented for $15,000 per month for truck storage. The property owner was renting dump truck parking for $250 per truck per month.


EAST HYATTSVILLE
(UNRECORDED)
PRINCE GEORGE'S
INDUSTRIAL DEVELOPMENT
P.B.-WWW.-62, P.-38
174.09 Sq.Ft. or
0.0040 Acres
Dedicated to
Public Use
BUCHANAN
(50' Wide)
STREET
S.72°05'34"E 284.57'
255.67'
10'
348.91'
172.00'
R/W for a Pressure Conduit
L.-1813 , F.-536
Rad.=30.00'
Arc=45.80'
PARCEL - "L-L"
AREA = 45,791.06 Sq.Ft.
or 1.0512 Acres
10' Wide Utility Easement
L.-3703 , F.748
FRANCIS X. GLEESON, ET UX
L.-5174 F.-613
N.72°05'48"W. 290.28'
VARIABLE WIDTH
DRIVE
TANGLEWOOD
N.20°26'30"E. 130.00'
131.30'
160.00'
S.18°23'47"W.
PRINCE GEORGE'S
PARCEL - "C"
P.B.-WWW.-30, P.-1
ELIOT P.Y. POWELL, ET AL
L.-2313 F.-336


P.331
P.4
P.333
P.334
BUCHANAN
DRIVE
Sale
CONDO
P.C
P.33
P.N
32

Sales Map


a la mode, inc.
The leader in real estate technology
COMPARABLE No. 4
5105 Elm Rd
14.93 miles N
COMPARABLE No. 3
5100 Sycamore Rd
14.84 miles N
COMPARABLE No. 5
11506 Beech Ave
14.73 miles N
COMPARABLE No. 1
5601 Sheriff Rd
5.61 miles NW
SUBJECT
7900 Penn Randall Pl
COMPARABLE No. 2
8435 Burton Ln
0.05 miles S
Google
Map data ©2024 Google
2 mi
Terms

Addenda

Deed

PRINCE GEORGE'S COUNTY, MD
APPROVED BY
#01R

APR 26 2007

27706 303 **DEED**

$ 3080.00 RECORDATION TAX PAID
$ TRANSFER TAX PAID

This Deed made this 17th day of April 2007, by Sherri Jones "Grantor" and Michele Jones-Smith Blakeney"Grantee".

Whereas, that for and in consideration of the sum of Seventy Thousand Dollars($70,000.00), and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, the said Grantor does hereby grant and convey unto the Grantee, in fee simple as Sole Owner, his successors and assigns, all that property situate in Prince George's County, State of Maryland, and more particularly described as follows:

See Exhibit A, attached hereto and made a part hereof.

Tax Account Number 06-0579490

Together with the buildings and improvements erected thereupon, and all the rights, privileges, appurtenances and advantages to the same belonging or in any way appertaining.

Subject, however, to the covenants, restrictions and easements of record, if any.

To Have and To Hold the said property above described or mentioned and hereby intended to be conveyed, to the said Grantee, his successors and assigns forever.

And the said Grantor covenant that she has not done or suffered to be done, any act, matter or thing whatsoever, to encumber the property hereby conveyed; and that she will warrant specially the property hereby conveyed; and that she will execute such further assurances of said property as may be requisite.

Clerk of the Circuit Court
APR 26 AM 9:36
Prince George's County MD #5

And by the execution of this Deed, the Grantor hereby certifies under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, is the sum total of Seventy Thousand Dollars ($70,000.00)

RECORDING FEE	20.00
PENALTY/INT FEE	20.00
TR TAX STATE	350.00
TOTAL	390.00

Rcpt # 57013
Blk # 3111
09:36 am

IN TESTIMONY WHEREOF, Witness the hands and seals of the Grantor hereinbefore

ATTEST:

Sherri Jones

I hereby certify that this document was prepared by or under the supervision of the undersigned Maryland Attorney, who is duly admitted to practice before the Court of Appeals of Maryland

Patricia Moore

STATE OF MARYLAND :
COUNTY OF PRINCE GEORGE'S : **TO WIT:**

I HEREBY CERTIFY, that on this 17th day of April, 2007, a Notary Public in and, Sherri Jones and at the same time, made oath in due form of law, executed and acknowledged the same to be their act for the purpose therein contained.

Notary Public

My Commission Expires: 10/27/09

MICHELE JONES-SMITH
Notary Public, State of Maryland
Prince George's County
My Commission Expires October 27, 2009

27706 304

EXHIBIT A

Map 90. Grid B3, Parcel 41, Group 82, thereof recorded among the Land Records of Prince George's County, Maryland containing approximately .323 acres assessed to Penn-belt South Associates, per Deed recorded in Liber 5095 at Folio 199; Account Number 06-0579490.

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate
Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor: Sherri Jones

2. Reasons for Exemption

Resident Status	☑ I, Transferor, am a resident of the State of Maryland. ☐ Transferor is a resident entity under § 10-912(A)(4) of the Tax-General Article of the Annotated Code of Maryland, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC §121 and is recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name: SHERRI JONES

Signature: Sherri Jones

3b. Entity Transferors

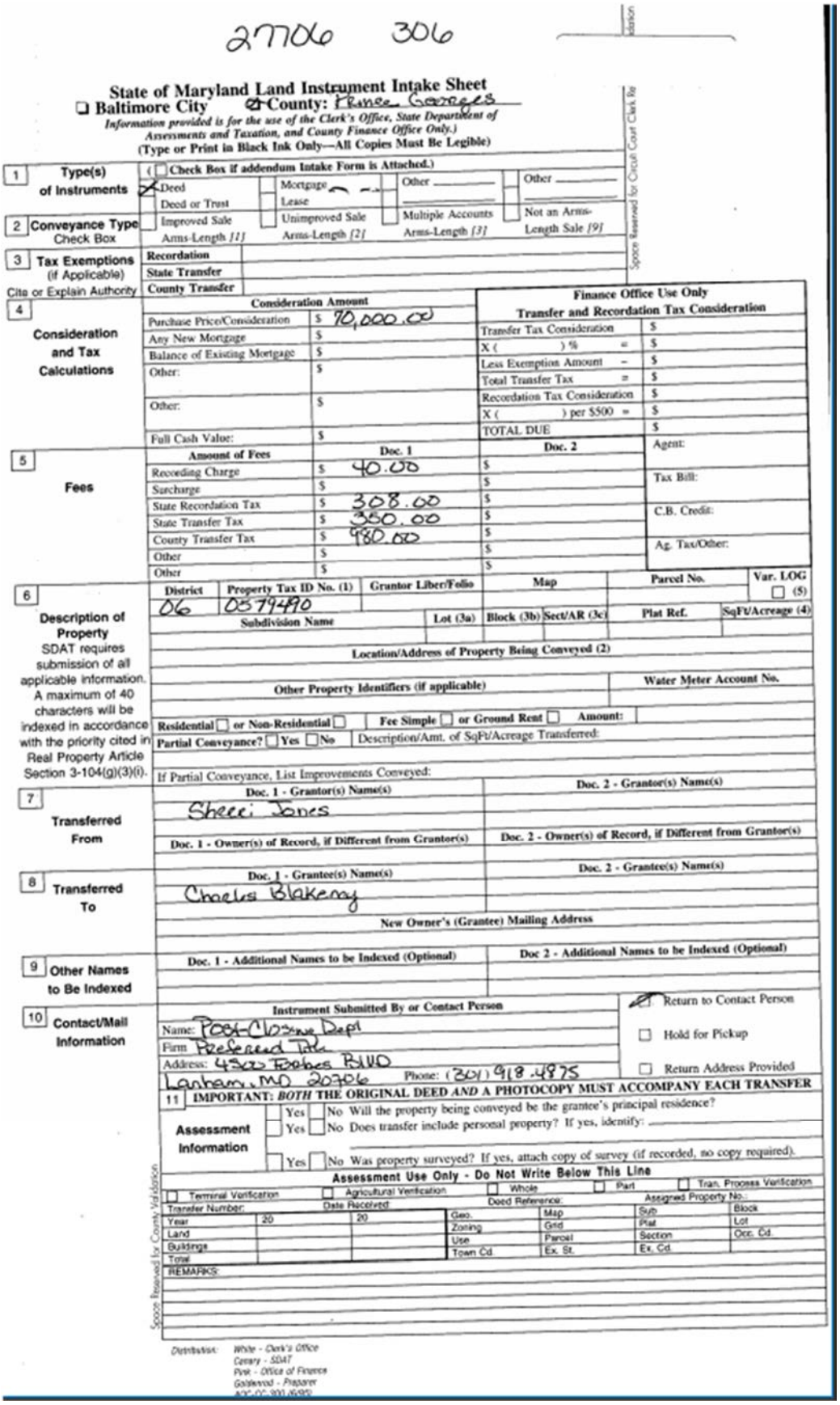
Witness/Attest

Name of Entity

By

Name

Title



27706 306

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☑ County: Prince Georges

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk No

1 Type(s) of Instruments — ☐ Check Box if addendum Intake Form is Attached.

☑ Deed; ☐ Deed of Trust; ☐ Mortgage; ☐ Lease; ☐ Other; ☐ Other

2 Conveyance Type Check Box

☐ Improved Sale Arms-Length [1]; ☐ Unimproved Sale Arms-Length [2]; ☐ Multiple Accounts Arms-Length [3]; ☐ Not an Arms-Length Sale [9]

3 Tax Exemptions (If Applicable) Cite or Explain Authority

Recordation; State Transfer; County Transfer

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only — Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	$ 70,000.00	Transfer Tax Consideration	$
Any New Mortgage	$	X ( ) % =	$
Balance of Existing Mortgage	$	Less Exemption Amount −	$
Other:	$	Total Transfer Tax =	$
Other:	$	Recordation Tax Consideration	$
Full Cash Value:	$	X ( ) per $500 =	$
		TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 40.00	$
Surcharge	$	$
State Recordation Tax	$ 308.00	$
State Transfer Tax	$ 350.00	$
County Transfer Tax	$ 980.00	$
Other	$	$
Other	$	$

Agent:

Tax Bill:

C.B. Credit:

Ag. Tax/Other:

6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG ☐ (5)
06	0579490				

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)

Location/Address of Property Being Conveyed (2)

Other Property Identifiers (if applicable) — Water Meter Account No.

Residential ☐ or Non-Residential ☐ — Fee Simple ☐ or Ground Rent ☐ — Amount:

Partial Conveyance? ☐ Yes ☐ No — Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
Sheeri Jones	
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	**Doc. 2 - Owner(s) of Record, if Different from Grantor(s)**

8 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
Charles Blakeney	

New Owner's (Grantee) Mailing Address

9 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)	Doc 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Post-Closing Dept

Firm: Preferred Title

Address: 4322 Forbes BLVD

Lanham, MD 20706 Phone: (301) 918-4875

☑ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided

IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

11 Assessment Information

☐ Yes ☐ No Will the property being conveyed be the grantee's principal residence?

☐ Yes ☐ No Does transfer include personal property? If yes, identify:

☐ Yes ☐ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

☐ Terminal Verification ☐ Agricultural Verification ☐ Whole ☐ Part ☐ Tran. Process Verification

Transfer Number: Date Received: Deed Reference: Assigned Property No.:

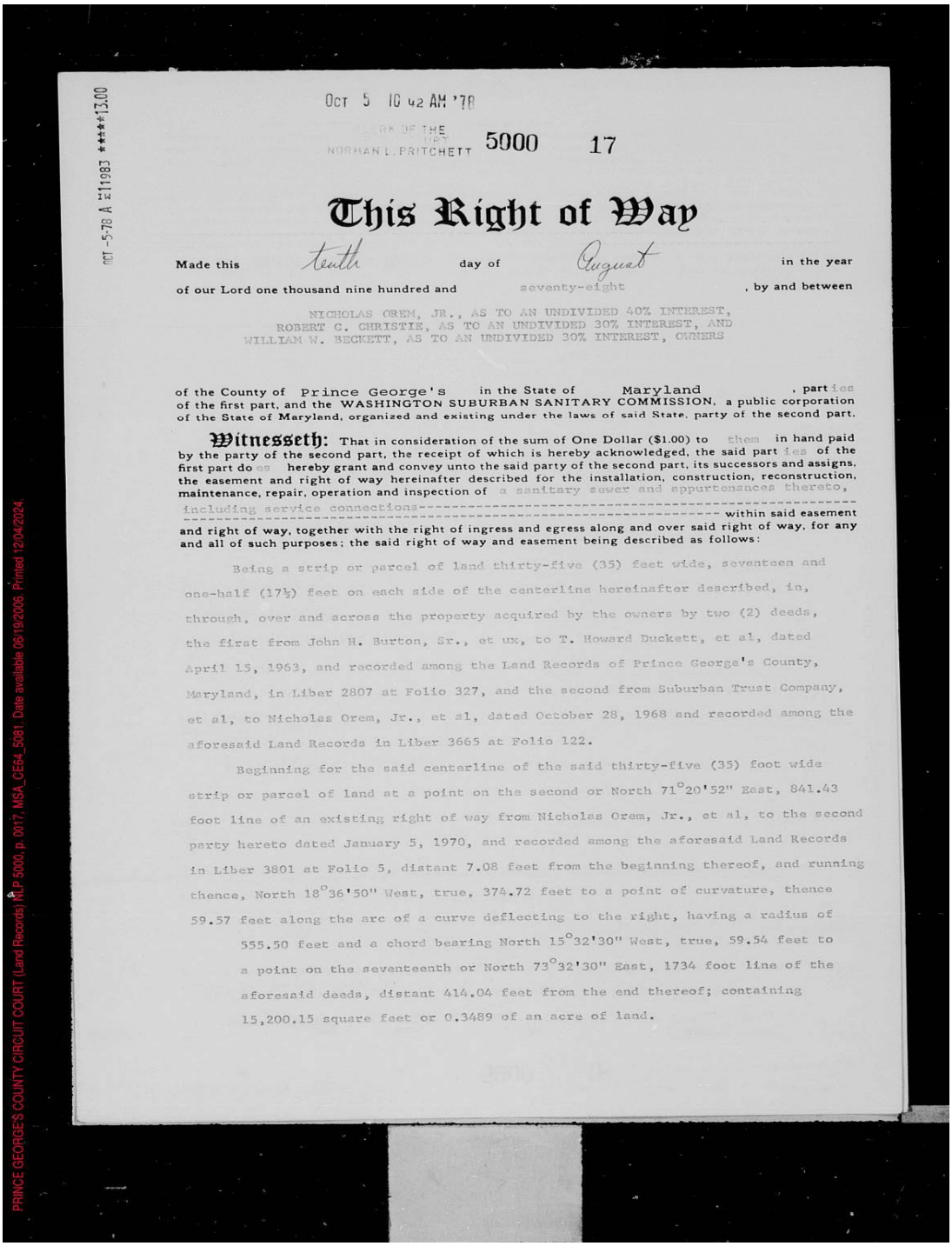
	20	20					
Year			Geo.	Map	Sub	Block	
Land			Zoning	Grid	Plat	Lot	
Buildings			Use	Parcel	Section	Occ. Cd.	
Total			Town Cd.	Ex. St.	Ex. Cd.		

REMARKS:

Space Reserved for County Validation

Distribution: White - Clerk's Office; Canary - SDAT; Pink - Office of Finance; Goldenrod - Preparer

Easement Deed



OCT 5-78 A 111983 ****13.00

Oct 5 10 42 AM '78

CLERK OF THE CIRCUIT COURT
NORMAN L. PRITCHETT 5000 17

This Right of Way

Made this tenth day of August in the year

of our Lord one thousand nine hundred and seventy-eight, by and between

NICHOLAS OREM, JR., AS TO AN UNDIVIDED 40% INTEREST,
ROBERT C. CHRISTIE, AS TO AN UNDIVIDED 30% INTEREST, AND
WILLIAM W. BECKETT, AS TO AN UNDIVIDED 30% INTEREST, OWNERS

of the County of Prince George's in the State of Maryland, parties of the first part, and the WASHINGTON SUBURBAN SANITARY COMMISSION, a public corporation of the State of Maryland, organized and existing under the laws of said State, party of the second part.

Witnesseth: That in consideration of the sum of One Dollar ($1.00) to them in hand paid by the party of the second part, the receipt of which is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said party of the second part, its successors and assigns, the easement and right of way hereinafter described for the installation, construction, reconstruction, maintenance, repair, operation and inspection of a sanitary sewer and appurtenances thereto, including service connections within said easement and right of way, together with the right of ingress and egress along and over said right of way, for any and all of such purposes; the said right of way and easement being described as follows:

Being a strip or parcel of land thirty-five (35) feet wide, seventeen and one-half (17½) feet on each side of the centerline hereinafter described, in, through, over and across the property acquired by the owners by two (2) deeds, the first from John H. Burton, Sr., et ux, to T. Howard Duckett, et al, dated April 15, 1963, and recorded among the Land Records of Prince George's County, Maryland, in Liber 2807 at Folio 327, and the second from Suburban Trust Company, et al, to Nicholas Orem, Jr., et al, dated October 28, 1968 and recorded among the aforesaid Land Records in Liber 3665 at Folio 122.

Beginning for the said centerline of the said thirty-five (35) foot wide strip or parcel of land at a point on the second or North 71°20'52" East, 841.43 foot line of an existing right of way from Nicholas Orem, Jr., et al, to the second party hereto dated January 5, 1970, and recorded among the aforesaid Land Records in Liber 3801 at Folio 5, distant 7.08 feet from the beginning thereof, and running thence, North 18°36'50" West, true, 374.72 feet to a point of curvature, thence 59.57 feet along the arc of a curve deflecting to the right, having a radius of 555.50 feet and a chord bearing North 15°32'30" West, true, 59.54 feet to a point on the seventeenth or North 73°32'30" East, 1734 foot line of the aforesaid deeds, distant 414.04 feet from the end thereof; containing 15,200.15 square feet or 0.3489 of an acre of land.

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MLP 5000, p. 0017, MSA_CE64_5081. Date available 06/19/2006. Printed 12/04/2024.

The grantee and/or its agent, on completion of construction, will restore the property to as near as practicable the original condition.

To Have and to Hold said easement and right of way for a sanitary sewer and appurtenances thereto, including service connections---------- above described or mentioned and hereby intended to be granted and conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the only proper use, benefit and behoof forever of the said Washington Suburban Sanitary Commission, its successors and assigns.

And the part ies of the first part, for themselves heirs and assigns, covenant and agree s with the party of the second part, its successors and assigns, as follows: FIRST: that they will obtain the written consent of the Commission before

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) NLP 5000, p. 0018, MSA_CE64_5081. Date available 06/19/2006. Printed 12/04/2024.

they erect or permit to be erected any building or structure, or before they fill or excavate within the above described easement and right of way. SECOND: that the party of the second part, its successors and assigns, shall at all times have right of ingress and egress over said easement and right of way for the purpose of installing, constructing, reconstructing, maintaining, repairing, operating and inspecting the sanitary sewer and appurtenances thereto, including service connections within said easement and right of way, said ingress and egress to be along the line herein designated and along such other lines as the parties of the first part may designate. THIRD: that they will warrant specially said easement and right of way and will execute such further assurances thereof as may be requisite.

Witness THEIR HANDS AND SEALS the day and year first hereinabove written.

Witness:

Gene Huiess — NICHOLAS OREM, JR. (SEAL)

for — ROBERT C. CHRISTIE (SEAL)

all — WILLIAM W. BECKETT (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Maryland,

COUNTY OF Prince George's, : ss :

On this the tenth day of August, 1978, before me, Gene Huiess, the undersigned officer, personally appeared NICHOLAS OREM, JR., Robert C. Christie & William W. Beckett - -

known to me (or satisfactorily proven) to be the person s whose name xxare subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Gene Huiess, Notary Public

My Commission expires July 1, 1982.

STATE OF

COUNTY OF : ss :

On this the day of , 19 , before me, , the undersigned officer, personally appeared ROBERT C. CHRISTIE

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Notary Public

My Commission expires .

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) NLP 5000, p. 0019, MSA_CE64_5081. Date available 06/19/2006. Printed 12/04/2024.

ASSOCIATED APPRAISERS

COUNTY OF : 5000 20

On this the day of , 19 , before me, , the undersigned officer, personally appeared

WILLIAM W. BECKETT

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Notary Public

My Commission expires .

STATE OF

COUNTY OF : ss

On this the day of , 19 , before me, , the undersigned officer, personally appeared

known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Notary Public

My Commission expires .

Right of Way

FROM

NICHOLAS OREM, JR., AS TO AN UNDIVIDED 40% INTEREST,
ROBERT C. CHRISTIE, AS TO AN UNDIVIDED 30% INTEREST, AND
WILLIAM W. BECKETT, AS TO AN UNDIVIDED 30% INTEREST, OWNERS

TO
WASHINGTON SUBURBAN SANITARY COMMISSION
205 and 6 SE 7

Received for Record on the 5th day of ..., A. D. 19..., at ...o'clock ... M., and recorded in Liber No. ... at Folio ..., one of the Land Records for the ...

..... Clerk.

Return to
WASHINGTON SUBURBAN SANITARY COMMISSION
4017 Hamilton Street, Hyattsville, Md.

CONTRACT NO. 78AW/33333-A (1-2973)

SKETCH NO. C-1833

Across future dedication of Penn-Randall Place, North of Burton Lane

RECEIVED
Aug 17 1978
LAND DEVELOPMENT SECTION
W.S.S.C.

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) NLP 5000, p. 0020, MSA_CE64_5081. Date available 06/19/2006. Printed 12/04/2024.

Zoning

Prince George's County, MD | Title 27 – Zoning Ordinance | Section 27-4203

Extracted from the Ordinance on 5/10/2022.
CLICK HERE to go to the "live" ordinance.

(e) Industrial, Employment (IE) Zone

(1) Purposes

The purposes of the Industrial, Employment (IE) Zone are::

(A) To provide for a mix of employment, research and development, and light industrial development, with an expectation of high-quality design that is set apart from the high-traffic-generating commercial zones and residential communities;

(B) To provide lands to serve light industrial uses while prohibiting more intensive forms of industrial development;

(C) To accommodate limited residential development; and

(D) To ensure compatibility between industrial development and nearby residential uses.









(2) Intensity and Dimensional Standards		
Standard (1)	**Multifamily Dwelling, Artists' Residential Studio, Live-Work Dwelling (2)**	**Other Uses**
Density, max. (du/ac of net lot area)	20.00	No requirement
Net lot area, min. (sf)	10,000	10,000
1 Lot width, min. (ft)	75	75
Lot coverage, max. (% of net lot area)	45	45
Green area, min. (% of net lot area)	25	25
2 Front yard depth, min. (ft)	10	10
3 Side yard depth, min. (ft) (both yards total)	20	20
4 Rear yard depth, min. (ft)	0/20 (5)	0/20 (5)
Building separation, min. (ft)	25 or height of taller building (3), whichever is greater	25 or height of taller building (3), whichever is greater
5 Principal structure height, max. (ft) (4)	50	No requirement

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

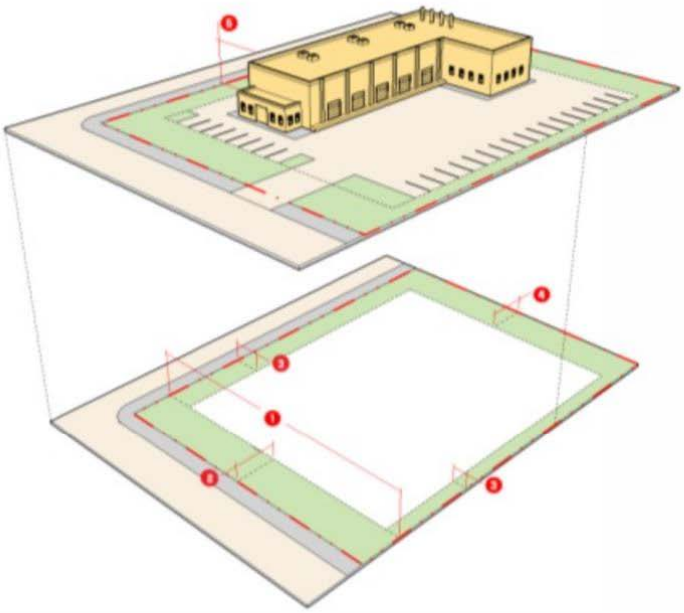
(1) See measurement rules and allowed exceptions in Section 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

(2) The standards in this column apply to multifamily dwellings, artists' residential studios, and live-work dwellings as stand-alone development. Dwelling units above ground-level nonresidential development shall be subject to the maximum density standard in this column, but otherwise to the standards for Other Uses.

(3) Up to a distance of 150 ft.

(4) Provided those portions of the structure greater than 50 ft high are set back from the minimum front, side, and rear yard depths an additional 0.5 ft for each 1 ft (or major fraction thereof) the height of the portion exceeds 50 ft.

(5) The minimum rear yard depth is 0 feet when abutting property in a Nonresidential base zone, Transit-Oriented/Activity Center base or PD zones, or the MU-PD Zone, and 20 feet when abutting property in any other zone.



(3) Reference to Other Standards		
Sec. 27-3400 Standard Review Procedures	Sec. 27-6400 Open Space Set-Asides	Sec. 27-61200 Neighborhood Compatibility Standards
Sec. 27-3600 Application-Specific Review Procedures and Decision Standards	Sec. 27-6500 Landscaping	Sec. 27-61300 Agricultural Compatibility Standards
Sec. 27-4400 Overlay Zones	Sec. 27-6600 Fences and Walls	Sec. 27-61400 Urban Agriculture Compatibility Standards
Sec. 27-5101 Principal Use Tables	Sec. 27-6700 Exterior Lighting	Sec. 27-61500 Signage
Sec. 27-5200 Accessory Uses and Structures	Sec. 27-6800 Environmental Protection and Noise Controls	Sec. 27-61600 Green Building Standards
Sec. 27-5300 Temporary Uses and Structures	Sec. 27-6900 Multifamily, Townhouse, and Three-Family Form and Design Standards	
Sec. 27-6200 Roadway Access, Mobility, and Circulation	Sec. 27-61000 Nonresidential and Mixed-Use Form and Design Standards	PART 27-2 Interpretation and Definitions
Sec. 27-6300 Off-Street Parking and Loading	Sec. 27-61100 Industrial Form and Design Standards	PART 27-7 Nonconforming Buildings, Structures, Uses, Lots, and Signs

PRINCE GEORGE'S CO. TAX ID NO. 06-0579490

SCHEDULE "A"

DESCRIPTION OF A
WASHINGTON SUBURBAN SANITARY COMMISSION EASEMENTS

CHARLES BLAKENEY
1101 COLLINGWOOD ROAD
ALEXANDRIA, VIRGINIA, 22308

TO THE

WASHINGTON SUBURBAN SANITARY COMMISSION
14501 SWEITZER LANE
LAUREL, MARYLAND 20707

BEING a strip or parcel of land hereinafter described as running in, through, over and across the Land of the Grantor, conveyed by SHERRI JONES, GRANTOR, to CHARLES BLAKENEY, Grantee, by Deed dated April 17, 2007, and recorded in the Land Records of Prince George's County, Maryland in Liber 27706, at Folio 303, and being more particularly described, in the meridian as established by the Maryland State Grid as defined by the North American Datum of 1983, and adjusted in 1991 (NAD83/91), as follows:

BEGINNING for the same at a point on the southeastern corner of the Land of the Grantor, being South 32°02'09" West, 0.88 feet, from a ¾" pipe found, and being the end of the South 71°23'10" West, 207.32 foot line at the south westerly end of the Burton's Lane dedication as shown on a plat entitled, "PARCEL E, PENN-BELT SOUTH INDUSTRIAL CENTER" and recorded in the above mentioned Land Records in Plat Book 136 at Plat 69, and having NAD83/91 coordinates of N) 424310.34 E) 1350238.15, as now surveyed by Mercado Consultants, Inc., thence from the **POINT OF BEGINNING,** so fixed and through, over and across the Land of the Grantor for a total of five courses and distances, for a Washington Suburban Sanitary Commission Easement, VIZ;

1. South 71°25'38" West, 57.11 feet, thence leaving the southerly line of the Grantor, and through the Land of the Grantor, and binding on the westerly line of an existing 20 foot wide WSSC sanitary sewer easement, recorded in the above mentioned Land Records in Liber 3801 at Folio 5,
2. North 27°48'43" East, 30.53 feet, thence binding on the westerly line of an existing 35 foot wide WSSC sanitary sewer easement, recorded in the above mentioned Land Records in Liber 5000 at Folio 17,
3. North 18°34'22" West, 178.94 feet, thence binding on the northerly line of the Grantor,
4. North 71°25'38" East, 35.0 feet to the easterly line of the Grantor, thence binding on the easterly line of said property,

PRINCE GEORGE'S CO. TAX ID NO. 06-0579490

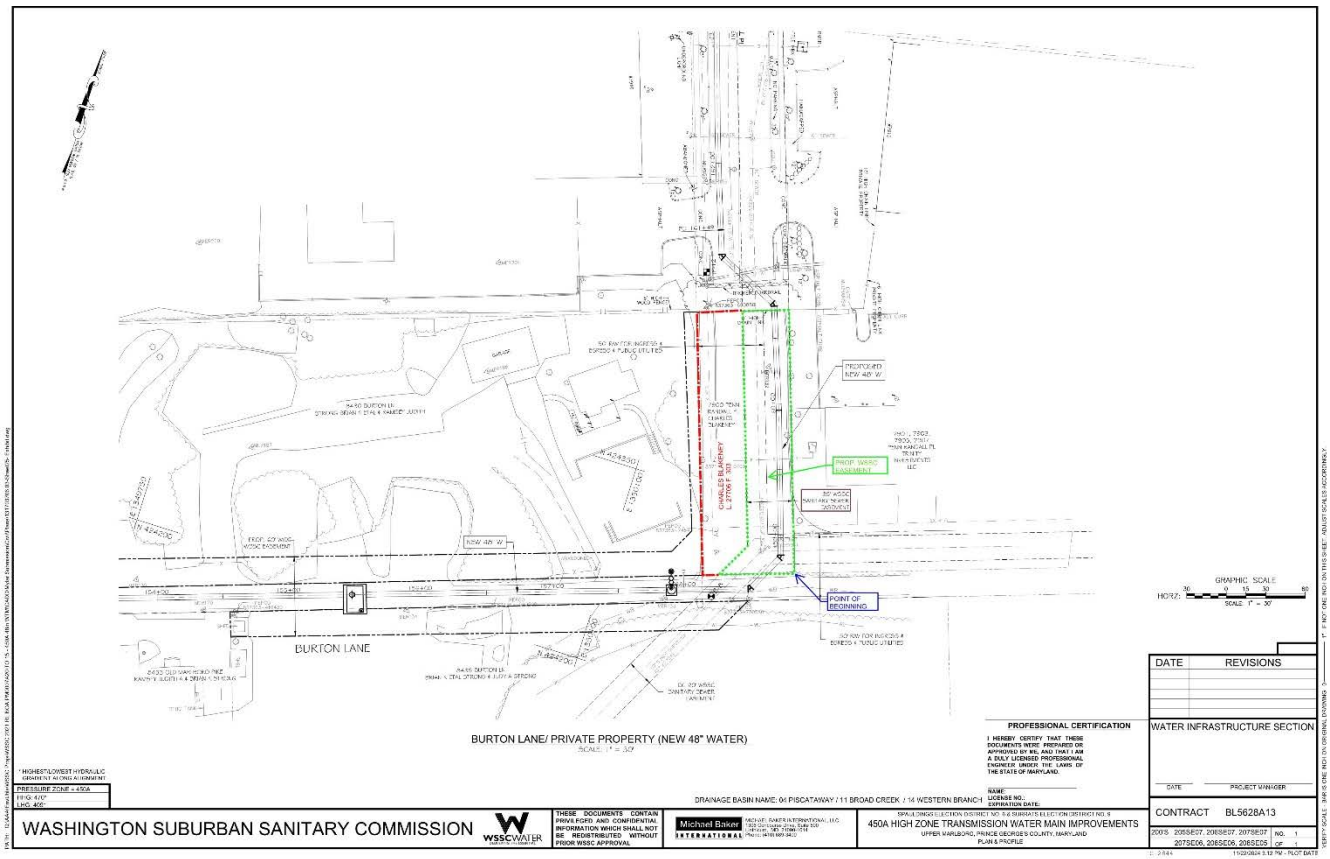
5. South 18°34'22" East, 200.0 feet, to the **POINT OF BEGINNING**, containing, containing a computed area of 7233 square feet or 0.16605 acres of land, more or less, as shown on WSSC sketch # C-2844, in the files of WSSC.

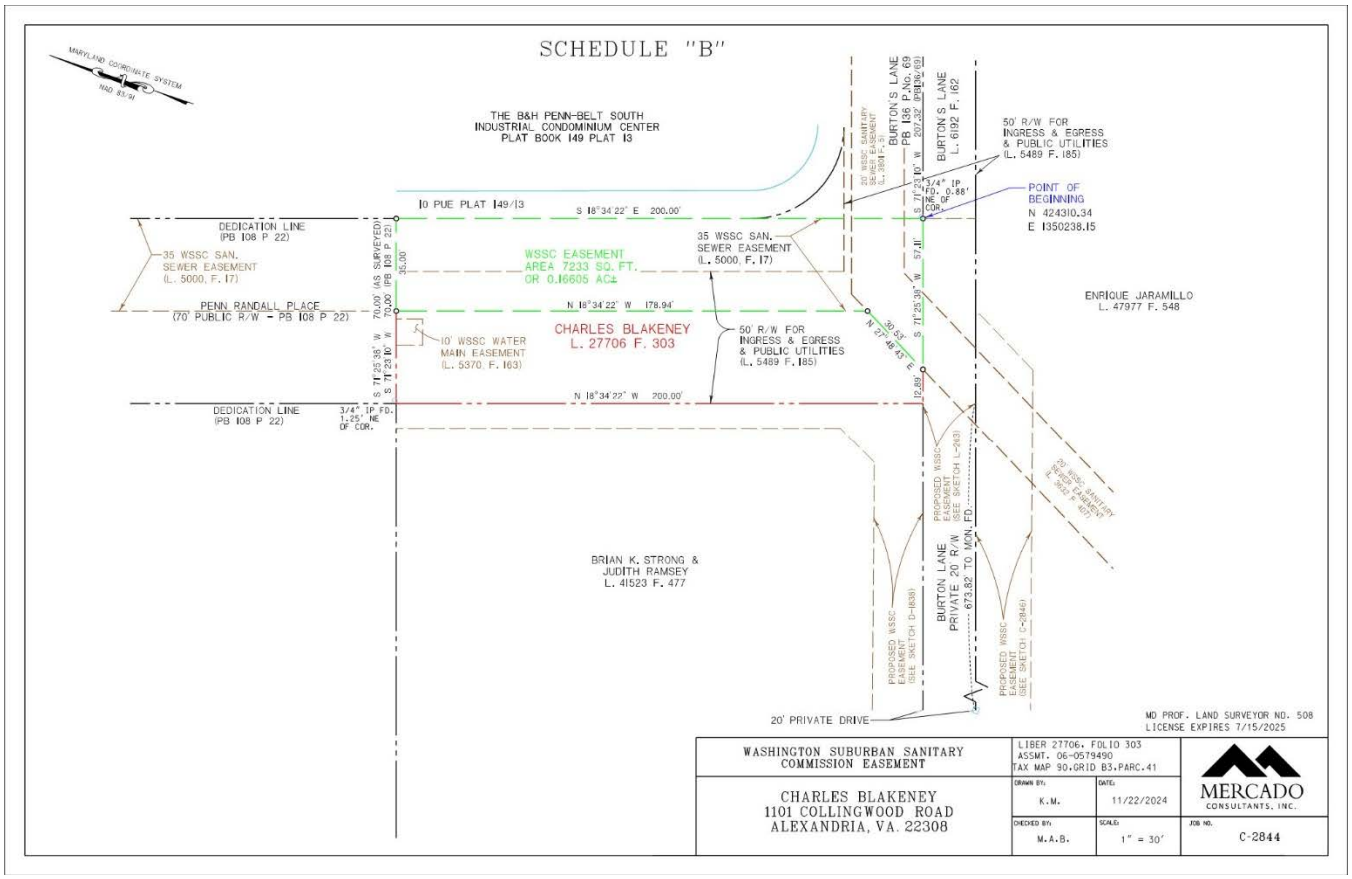
The licensee below was in responsible charge of the preparation of this metes and bounds description and the surveying work required to prepare it, all in compliance with requirements set forth in COMAR Title 09, Subtitle 13, Chapter 06, Regulation 12.



3/05/2025

Mark A. Busch
Professional Land Surveyor
Maryland Registration No. 508
(Expires July 15, 2025)


BURTON LANE
POINT OF BEGINNING
PROPOSED NEW 48" W
PROP. WSSC EASEMENT
NEW 48" W
BURTON LANE/ PRIVATE PROPERTY (NEW 48" WATER)
SCALE: 1" = 30'
GRAPHIC SCALE
HORZ:
SCALE: 1" = 30'
DATE
REVISIONS
WATER INFRASTRUCTURE SECTION
PROJECT MANAGER
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME:
LICENSE NO.:
EXPIRATION DATE:
DRAINAGE BASIN NAME: 04 PISCATAWAY / 11 BROAD CREEK / 14 WESTERN BRANCH
* HIGHEST ALLOWEST HYDRAULIC GRADIENT ALONG ALIGNMENT
PRESSURE ZONE = 450A
FHG: 470'
LHG: 405'
WASHINGTON SUBURBAN SANITARY COMMISSION
WSSCWATER
THESE DOCUMENTS CONTAIN PRIVILEGED AND CONFIDENTIAL INFORMATION WHICH SHALL NOT BE REDISTRIBUTED WITHOUT PRIOR WSSC APPROVAL
Michael Baker INTERNATIONAL
SPECIAL TAXING DISTRICT NO. 4 & SUBDISTRICT ELECTION DISTRICT NO. 9
450A HIGH ZONE TRANSMISSION WATER MAIN IMPROVEMENTS
UPPER MARLBORO, PRINCE GEORGE'S COUNTY, MARYLAND
PLAN & PROFILE
CONTRACT BL5628A13
2085 2085E07, 2085E07, 2075E07
2075C06, 2085C06, 2085C05
NO. 1
OF 1


SCHEDULE "B"
MARYLAND COORDINATE SYSTEM NAD 83/91
THE B&H PENN-BELT SOUTH INDUSTRIAL CONDOMINIUM CENTER PLAT BOOK 149 PLAT 13
10 PUE PLAT 149/13
S 18°34'22" E 200.00'
DEDICATION LINE (PB 108 P 22)
35 WSSC SAN. SEWER EASEMENT (L. 5000, F. 17)
PENN RANDALL PLACE (70' PUBLIC R/W - PB 108 P 22)
70.00' (AS SURVEYED) (PB 108 P 22)
35.00
WSSC EASEMENT AREA 7233 SQ. FT. OR 0.16605 AC±
N 18°34'22" W 178.94'
CHARLES BLAKENEY L. 27706 F. 303
10' WSSC WATER MAIN EASEMENT (L. 5370, F. 163)
S 71°25'38" W 70.00'
S 71°25'10" W
DEDICATION LINE (PB 108 P 22)
3/4" IP FD. 1.25' NE OF COR.
N 18°34'22" W 200.00'
35 WSSC SAN. SEWER EASEMENT (L. 5000, F. 17)
50' R/W FOR INGRESS & EGRESS & PUBLIC UTILITIES (L. 5489 F. 185)
20' WSSC SANITARY SEWER EASEMENT L. 5891 F. 415
BURTON'S LANE PB 136 P. No. 69
BURTON'S LANE L. 6192 F. 162
S 71°23'10" W 207.32' (PB136/69)
50' R/W FOR INGRESS & EGRESS & PUBLIC UTILITIES (L. 5489 F. 185)
3/4" IP FD. 0.88' NE OF COR.
POINT OF BEGINNING
N 424310.34
E 1350238.15
S 71°25'38" W 57.11'
30.53'
N 27°48'43" E
12.89'
ENRIQUE JARAMILLO L. 47977 F. 548
PROPOSED WSSC EASEMENT (SEE SKETCH L-263)
50' WSSC SANITARY SEWER EASEMENT (L. 5000 F. 17) (L. 5891 F. 415)
BRIAN K. STRONG & JUDITH RAMSEY L. 41523 F. 477
BURTON LANE PRIVATE 20' R/W
673.82' TO MON. FD.
PROPOSED WSSC EASEMENT (SEE SKETCH D-1830)
PROPOSED WSSC EASEMENT (SEE SKETCH C-2840)
20' PRIVATE DRIVE
MD PROF. LAND SURVEYOR NO. 508
LICENSE EXPIRES 7/15/2025
WASHINGTON SUBURBAN SANITARY COMMISSION EASEMENT
LIBER 27706, FOLIO 303
ASSMT. 06-0579490
TAX MAP 90,GRID B3,PARC.41
CHARLES BLAKENEY
1101 COLLINGWOOD ROAD
ALEXANDRIA, VA. 22308
DRAWN BY: K.M.
DATE: 11/22/2024
CHECKED BY: M.A.B.
SCALE: 1" = 30'
JOB NO. C-2844
MERCADO CONSULTANTS, INC.

Statement of General Assumptions and Limiting Conditions

The certification of the Appraiser appearing in this appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. The legal description used in this report is assumed to be correct.

2. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership and competent management and all mortgages, liens, encumbrances, leases and servitudes have been disregarded unless so specified within the report.

3. The sketches and illustrations in this report is included to assist the reader in visualizing the property, and the Appraiser assumes no responsibility for its accuracy. The Appraiser had made no survey of the property, and assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions or for engineering, which might be required to discover such factors.

4. Information, estimates, and opinions furnished to the appraiser and contained in this report were obtained from sources considered reliable and are believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser can be assumed by the Appraiser.

5. No environmental impact studies were either requested or made in conjunction with this appraisal, and the Appraiser hereby reserves the right to alter, amend, revise or rescind any of the value opinions based upon any subsequent environmental impact studies, research or investigation.

6. It is assumed that there is full compliance with all-applicable federal, state and local environmental regulations and laws unless non-compliance is stated, defined and considered in the appraisal report.

7. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined and considered in the appraisal report.

8. It is assumed that all required licenses, consents or other legislative governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

9. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted within the report.

10. The distribution of the total valuation in this report between land and improvements applies only under the existing or proposed program or utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.

11. The Appraiser is not required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made therefore.

12. Disclosure by the Appraiser of the contents of this appraisal report is subject to review in accordance with the bylaws and regulations of the professional appraisal organizations with which the Appraiser is affiliated.

13. Neither all, nor any part of the contents of this report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional designations, reference to any professional appraisal organization, or the firm with which the appraiser is connected) shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the appraiser.

14. Any liability shall not exceed the fee for doing this appraisal report.

15. Acceptance of and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and general limiting conditions.

16. The Appraiser assumes no responsibility for undisclosed or unapparent hazard (i.e.: chemical wastes, radon gas, nuclear plant plume zones, etc.), which may have a detrimental effect to the property or occupants. Any knowledge of such hazards is assumed to have been disclosed by the property owner or assigned agents.

17. The Americans with Disabilities Act (ADA) became effective January 26, 1992. Your appraiser has not made a specific compliance survey or analysis of this property to determine whether or not it is in conformity with the various ADA guidelines. Should a detailed survey be completed as to ADA guidelines, and the property is found not to comply with one or more of the requirements, this could have a negative impact upon the value of the property.

18. COVID-19 has been declared a pandemic by the World Health Organization (WHO) and a national state of emergency is in place. Substantial turmoil has occurred in financial markets and due to the developing situation, it is not possible at this time to quantify its long-term or short-term effects on real

estate markets or on the subject property. The value opinion contained in this appraisal is based on findings of an analysis of market data available to the appraiser at the time of the assignment. The intended user is cautioned and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal.

19. This appraiser has not had the benefit of an environmental audit of the subject site in order to determine the effect upon value of any adverse environmental conditions, such as gas or oil contamination, or any nuisances affecting the subject property. Depending upon the quantity of such influences on a property, market value can be adversely affected. The evaluation herein is based upon the assumption that there are no adverse environmental conditions affecting the subject property, which would have a negative impact on value. Further, it is assumed that the subject site/property is no more contaminated than is typical for similar sites and the comparables relied upon in developing this appraisal. The appraiser generally recommends that any contract of sale for the purchase of real property be made contingent upon an environmental audit to enable the buyer to properly assess the impact of same, if any.

20. Any income or expense estimates contained in this appraisal report are used only for the purpose of estimating value and do not constitute prediction of future operating results. Furthermore, it is inevitable that some assumptions will not materialize, and the unanticipated events may occur that will likely affect actual performance.

21. When possible, we have relied upon building and site measurements provided by the client, owner, or associated agents of these parties. In the absence of a detailed rent roll, reliable public records, or "as-built" plans provided to us, we have relied upon our own measurements of the subject improvements. Your appraiser follows typical appraisal industry methods; however, we recognize that some factors may limit our ability to obtain accurate measurements including, but not limited to, property access on the day of inspection, basements, fence/gated areas, grade elevations, greenery/shrubbery, uneven surfaces, multiple story structures, obtuse or acute wall angles, immobile obstructions, etc. Professional building area measurements of the quality, level of detail or accuracy of professional measurement services are beyond the scope of this appraisal assignment.

22. The information discovered or gathered during the appraisal process (except information furnished by the Client) shall remain the property of the appraiser. The appraiser will not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to the appraiser. Notwithstanding the foregoing, the Appraiser is authorized by the client to disclose all or any portion of the appraisal and appraisal related information to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraiser to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.

23. This appraisal and the highest and best use of the property is based on typical sequence of development and development standards by the authority having jurisdiction. Unique circumstances, unforeseen

situations and other factors, such as political benefits, government affiliations, and special agreements not recorded in public land records or available through normal sources of real estate information; that are not typical to subdivision and development of a property cannot be accurately quantified or estimated by standard appraisal methods.

24. Unless otherwise noted in the body of this report, it is assumed that there are no mineral deposit or subsurface rights of value involved in this appraisal, whether they be gas, liquid, or solid. Nor are the rights associated with extraction or exploration of such elements considered unless otherwise stated in this appraisal report. Unless stated otherwise, it is assumed that there are no air or development rights of value that may be transferred.

25. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.

26. Use or reliance of this appraisal report or estimate of value, regardless of whether such use or reliance is authorized by Associated Appraisers LLC, is considered acknowledgement and acceptance of these general assumptions and limiting conditions and any specific terms, hypothetical conditions and extraordinary assumptions set forth in this appraisal report.

27. Notwithstanding that Appraiser may comment on, analyze or assume certain conditions in the appraisal, Appraiser shall have no monetary liability or responsibility for alleged claims or damages pertaining to: (a) title defects, liens or encumbrances affecting the property; (b) the property's compliance with local, state or federal zoning, planning, building, disability access and environmental laws, regulations and standards; (c) building permits and planning approvals for improvements on the property; (d) structural or mechanical soundness or safety; (e) contamination, mold, pollution, storage tanks, animal infestations and other hazardous conditions affecting the property; and (f) other conditions and matters for which licensed real estate appraisers are not customarily deemed to have professional expertise

28. These Terms and Conditions for Appraisal Services and Reports ("Terms and Conditions") shall apply to any appraisal reports, contracts or orders into which they are incorporated. In addition, with respect to any appraisal report, any use of or reliance on the appraisal by any party, regardless of whether the use or reliance is authorized or known by Appraiser, constitutes acceptance of these Terms and Conditions as well as acceptance of all other appraisal statements, limiting conditions and assumptions stated in the appraisal report. An Appraisal Services Agreement may contain different provisions than stated in this document, but such different provisions shall only apply between Client and Appraiser/Firm unless the Appraisal Services Agreement expressly states otherwise.

Appraiser Certificate and Affidavit

I certify that, to the best of my knowledge and belief:

1. the statements of fact contained in this report are true and correct.

2. the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved

4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

5. my engagement in this assignment was not contingent upon developing or reporting predetermined results.

6. my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

7. my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

8. I have performed services as an appraiser, regarding the property that is the subject of this report within the three-year period immediately preceding the acceptance of this assignment.

9. I have made a personal inspection of the property that is the subject of this report.

10. No one provided significant real property appraisal assistance to the person signing this certification.

Melville Patrick Peters 03/10/2025

Melville Patrick Peters
Certified General No. 32344

Appraiser Qualifications

ASSOCIATED APPRAISERS LLC

4815 Prince Georges Ave
Suite 101 • Beltsville, MD 20705
patrick@associatedappraisersmd.com
301.937.7000

Melville Patrick Peters

Licenses

District of Columbia Certified General Appraiser — License Number GA2002224
Maryland Certified General Appraiser — License Number 32344
Maryland Real Estate Broker — License Number 661272
Virginia Certified General Appraiser — License Number 4001018089

Memberships/Affiliations

Appraisal Institute — Candidate for Designation

Education

Virginia Tech — Blacksburg, Virginia
- Master of Science, Building Construction Science and Management
- Bachelor of Science, Business Management
  - Concentration in Entrepreneurship Innovation and Technology Management
  - Minor in Real Estate

Work Experience

Associated Appraisers and Capital Realty Group LLC
Owner, Lead Certified General Appraiser, Broker
July 2014 – Present

Gilbane Building Company
February 2008 – July 2014
- General Superintendent of Construction
  - LEED Accredited Professional
  - Project and Field Construction Management of Hospitals, Laboratories and Higher Education Projects in Maryland

Appraisal and Related Courses — Maryland Association of Appraisers and Appraisal Institute

Advanced Income Capitalization
Advanced Residential Applications and Case Studies
Analyzing Operating Expenses
Appraisal Principles 1 and 2
The Appraiser as an Expert Witness
Income Approach 1 and 2
Market Analysis and Case Studies
Real Estate Brokers Class
Real Estate Finance, Statistics, and Valuation Modeling
Report Writing and Case Studies
Residential Income Approach
Sales Comparison Approach
Site Valuation and Cost Approach
Subdivision Valuation
Uniform Standards of Professional Appraisal Practice

Areas of Competency

Commercial
Ground leases
Municipal buildings
Mixed-use
Office buildings
Restaurants
Retail centers
Schools
Service Stations / Gas Stations / Car Washes
Subdivisions / Proposed Developments
Urban Redevelopment
Vacant Land

Industrial
Industrial Leases
R&D/Flex
Warehouses

Federal Acquisitions
Yellow Book Appraisals

Agricultural
Estates
Farmland
Undeveloped/Raw Land

Waterfront
Estates
Islands
Riparian Rights

Corridor Valuation
Railroads
Rights of Way

Easements
Avigation
Condemnation/Partial Acquisitions of Fee Simple and Partial Takes (*Perpetual, Temporary, Subsurface, Aerial Acquisitions)*
Preservation and Conservation

Clients

Government
Maryland Agricultural & Resource-Based Industry Development Corporation
Maryland Aviation Administration
Maryland Department of General Services
Maryland Department of Housing and Community Development
Maryland Department of Natural Resources
Maryland Department of Transportation (MDOT) Maryland Transit Administration
MDOT State Highway Administration
Maryland Environmental Trust
The Maryland National Capital Park and Planning Commission (Montgomery & Prince George's)
Anne Arundel County Department of Public Works
Baltimore County Department of Real Estate
Calvert County Department of Public Works
Charles County Department of Public Works – Facilities
Howard County Real Estate Services Division
Montgomery County Department of Transportation
Montgomery County Park Development Division
Montgomery County Public Schools
Montgomery Parks
Prince George's County Department of Public Works & Transportation
Talbot County
City of College Park, Maryland
City of Greenbelt, Maryland
City of Upper Marlboro, Maryland
Washington Suburban Sanitary Commission
Washington Metropolitan Area Transit Authority
Worcester County
US Department of the Interior
US Fish and Wildlife Service

Private Firms
American Chestnut Land Trust
Amtrak
Bowman Jarashow Law LLC
Canton Railroad Company
Carlton M. Green
CL Hatcher LLC
The Conservation Fund
CSX Corporation
Diversified Property Services, Inc.
Eastern Shore Land Conservancy
GreenVest, LLC
Hajiz Law Group, LLC
Johnson, Mirmiran & Thompson, Inc.
Krauthamer & Stahl
Learner Enterprises/Learner Development
Lessans Praley & McCormick, P.A.
Maryland Economic Development Corporation
McCallister, DeTar, Showalter & Walker LLC
The Michael Companies
Pessin Katz Law, P.A. (PK Law)
Shipley and Horne, P.A.
W.D. Schock Company, Inc.
Whitman, Requardt and Associates, LLP
William L. Callahan, P.A.

***Note**: This is not an exhaustive list of clients. References and sample reports for commercial, retail, industrial, office, mixed-use, multifamily, farms, and vacant land are available upon request.*



Maryland
DEPARTMENT OF LABOR

LICENSE * REGISTRATION * CERTIFICATION * PERMIT

STATE OF MARYLAND

MARYLAND DEPARTMENT OF LABOR

Lawrence J. Hogan, Jr.
Governor
Boyd K. Rutherford
Lt. Governor
Tiffany P. Robinson
Secretary

COMMISSION OF RE-APPRAISERS & HOME INSPECTORS
CERTIFIES THAT:
MELVILLE P PETERS

IS AN AUTHORIZED: 04- CERTIFIED GENERAL

LIC/REG/CERT	EXPIRATION	EFFECTIVE	CONTROL NO
32344	08-20-2025	08-17-2022	5928289

Signature of Bearer

Tiffany P. Robinson
Secretary

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

Glossary

Air Rights[1]

The right to undisturbed use and control of designated air space above a specified land area within stated elevations. Air rights may be acquired to construct a building above the land or building of another or to protect the light and air of an existing or proposed structure on an adjoining lot. Air rights do not always include development rights.

Assemblage

1. The combining of two or more parcels usually but not necessarily contiguous, into one ownership or use; the process that may create plottage value
2. The combining of separate properties into units, sets, or groups, i.e., integration or combination under unified ownership

Contributory Value

1. A type of value that reflects the amount a property or component of a property contributes to the value of another asset or to the property as a whole
2. The change in the value of a property as a whole, whether positive or negative, resulting from the addition or deletion of a property component

Depreciation

In appraisal, a loss in the value of improvements from any cause; the difference between the cost of an improvement on the effective date of appraisal and the value of the improvement on the same date.

Development Right

The right to build on, over, or beneath a property, subject to the government's right of police power, i.e., local zoning and building codes. Also called entitlements.

Direct Capitalization

A method used to convert an estimate of a single year's income expectancy into an indication of value in one direct step, either by dividing the net income estimated by an appropriate capitalization rate or by multiplying the income estimate by an appropriate factor. Direct capitalization employs capitalization rates and multipliers extracted or developed from market data. Only one year's income is used. Yield and value changes are implied, but not explicitly identified.

Discounted Cash Flow (DCF)

The procedure in which a discount rate is applied to a set of projected income streams and a reversion. The analyst specifies the quality, variability, timing, and duration of the income streams and the quantity and timing of the reversion, and discounts each to its present value at a specified yield rate.

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.

Easement

The right to use another's land for a stated purpose

Effective Date

[1] *The Dictionary of Real Estate Appraisal** (7th ed.). (2022). Chicago, IL. Appraisal Institute.

*All definitions unless otherwise noted

1. The date of which the appraisal opinion applies
2. The date to which an appraiser's analyses, opinions, and conclusions apply; also referred to as date of value

Effective Gross Income (EGI)
The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income.

Easement-Temporary
An easement granted for a specific purpose and applicable for a specific time period. A construction easement, for example, is terminated after the construction of the improvement and the unencumbered fee interest in the land reverts to the landowner.

Easement-Surface
The right to use the surface of the land only, e.g., for access, flowage, right of way; also called surface right

Easement-Subsurface
The right to use land at a designated distance below its surface, e.g., for pipelines, electric and telephone circuits and cables and storage facilities.

Easement-Slope
An easement that permits the cuts and fills of highway construction and the construction of public and private improvements.

Easement-By Prescription
The right to use another's land, which is established by exercising this right openly, hostilely, and continuously over a statutory period of time.

Economic Age-Life Method
A method of estimating depreciation in which the ratio between the effective age of a building and its total economic life is applied to current cost of the improvements to obtain a lump-sum deduction; also known as *age-life method*.

Encumbrance
Any claim or liability that affects or limits the title to property. An encumbrance can affect the title such as a mortgage or other lien, or it can affect the physical condition of the property such as an easement. An encumbrance cannot prevent the transfer of possession, but it does remain after the transfer.

Excess Land
Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately

Exposure Time
1. The time a property remains on the market
2. An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the marker prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal

Extraordinary Assumption
An assumption, directly related to a specific assignment, as of the effective date of the assignment regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Uncertain information might include physical, legal, or economic

characteristics of the subject property; or conditions external to the property, such as market conditions or trends, or about the integrity of data used in the analysis.

Fair Market Value Definition (State of Maryland)

Maryland Annotated Code—Real Property Section 12-105 defines Fair Market Value, as "The fair market value of property in a condemnation proceeding is the price as of the valuation date for the highest and best use of the property which a vendor, willing but not obligated to sell, would accept for the property, and which a purchaser, willing but not obligated to buy would pay, excluding any increment in value proximately caused by the public project for which the property condemned is needed. In addition, fair market value includes any amount by which the price reflects a diminution in value occurring between the effective date of legislative authority for the acquisition of the property and the date of actual taking if the trier of facts finds that the diminution in value was proximately caused by the public project for which the property condemned is needed, or by announcements or acts of the plaintiff or its officials concerning the public project, and was beyond the reasonable control of the property owner."

Going Concern Value

An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed *the market value of the going concern or market value of the total assets of the business.*

Gross Building Area (GBA)

1. Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved.
2. Gross leasable area plus all common areas
3. For residential space, the total area of all floor levels measures from the exterior of the walls and including the super-structure and substructure basement; typically does not include garage space

Gross Living Area (GLA)

Total area of finished above-grade residential space; calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. (Finished basements and attic areas are not generally included in total gross living area. Local practices, however, may differ.)

Ground Lease

A lease that grants the right to use and occupy land. Improvements made by the ground lessee typically revert to the ground lessor at the end of the lease term.

Ground Rent

The rent paid for the right to use and occupy land according to the terms of a ground lease; the portion of the total rent allocated to the underlying land.

Highest and Best Use

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid.
3. The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future (Uniform Appraisal Standards for Federal Land Acquisitions)
4. (For fair value determination) The use of a nonfinancial asset by market participants that would maximize the value of the asset for the group of assets and liabilities (for example, a business) within which the asset would be used. The highest and best use of a nonfinancial asset taken into account the use that is physically possible, legally permissible, and financially feasible. The highest and best use of a nonfinancial asset establishes the valuation premise used to measure the fair value of the asset, as follows: (a) The highest and best use of a nonfinancial asset might provide maximum value to market participants through its use in combination with other assets as a group or in combination with other assets and liabilities. The highest and best use of the asset might provide maximum value to market participants on a standalone basis.

Hypothetical Condition

1. A condition that is presumed to be true when it is known to be false
2. A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis

Improvements

Buildings or other relatively permanent structures or infrastructure (e.g., sewer lines, water lines, roads) located on, or attached to, land.

Intended Use[2]

1. The valuer's intent as to how the report will be used (SVP)
2. The use(s) of an appraiser's reported appraisal or appraisal review assignments results, as identified by the appraiser based on communication with the client at the time of the assignment

Intended User[2]

1. The party or parties the valuer intends will use the report (SVP)
2. The client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser based on communication with the client at the time of the assignment.

Just Compensation

In condemnation, the amount of loss for which a property owner is compensated when property is taken. Just compensation should put the owner in as good a position pecuniarily as he or she would have been if the property had not been taken.

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the

[2] *Uniform Standards of Professional Appraisal Practice* (2020-2021 ed.). United States of America. The Appraisal Foundation.

contract rent specified in the lease plus the reversionary right when the lease expires.

Leasehold Estate
The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.

Market Rent
The most probable rent that a property should bring in a competitive and open market under all condition's requisite to a fair lease transaction, the lessee and lessor each acting prudently and knowledgeably; and assuming the rent is not affected by undue stimulus. Implicit in this definition is the execution of a lease as of a specified date under conditions whereby:

1. Lessee and lessor are typically motivated
2. Both parties are well informed or well advised, and acting in what they consider their best interest
3. Payment is made in terms of cash or in terms of financial arrangements comparable thereto; and
4. The rent reflects specified terms and conditions typically found in that market, such as permitted uses, use restrictions, expense obligations, duration, concessions, rental adjustments and revaluations, renewal and purchase options, frequency of payments (annual, monthly, etc.) and tenant improvements (Ts).

Market Value
A type of value that is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined, such as the following:

The most widely accepted components of market value are incorporated in the following definition: The most probable price, as of a specific date, in case, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

Marketing Time
An opinion of the amount of time to sell a property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which precedes the effective date of an appraisal.

Modified Gross Lease
A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a *double net lease, net lease, partial net lease, or semi-gross lease.*

Partial Interest
Divided or undivided rights in real estate that represent less than the whole (a fractional interest).

Potential Gross Income (PGI)

The total income attributable to real property at full occupancy before vacancy and operating expenses are deducted.

Replacement Cost

The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout,

Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal. A duplicate or replica of the building being appraised, using the same or similar materials, construction standards, design, layout and quality of workmanship and embodying all the deficiencies, super adequacies, and obsolescence of the subject building.

Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term *retrospective* does not define a type of land. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgements, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion."

Generally used in reference to the construction of tenant improvements (Tis). The tenant's premises are typically deemed to be substantially completed when all of the Tis for the premises have been completed in accordance with the plans and specifications previously approved by the tenant. Sometimes used to define the commencement date of a lease.

Surplus Land

Land that is not currently needed to support the existing improvement use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel.

Value-in-Use

1. The amount determined by discounting the future cash flows (including the ultimate proceeds of disposal) expected to be derived from the use of an asset at an appropriate rate that allows for the risk of the activities concerned
2. Formerly used in valuation practice as a synonym for *contributory value* or *use value*

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COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 17094, Option Term No. 1 for Roof Replacement Services in the amount of $1,200,000.00 to Phoenix Contracting Services and $1,200,000.00 to Solutions General Services for a contract option term of 2 years.

Contract Summary

Requested Action:	**Contracting Area:**	**Procurement Type:**	**Competitively Bid**:
☐New Award ☒Option Term ☐Change Order ☐Other: _____	☐Architecture & Engineering ☒Construction ☐Goods & Services ☐Professional Services	☒Invitation for Bid ☐Multi-Step Invitation for Bid ☐Request for Proposal ☐Other: _____	☒Yes ☐No **Basis of Award:** ☒Lowest Bid Price ☐Lowest Evaluated Bid Price ☐Most Responsible and Responsive Offeror ☐N/A
Requested Amount:	$2,400,000.00	**Contract Number:**	17094
Contract Term:	3 Years	**Project Location:**	☐Montgomery County ☐Prince George's County ☒Both Counties ☐Other: _____
Option Term:	One, Two-Year		

Project Scope and Overview

The scope of this contract consists of roof replacement services at various Commission facilities such as treatment plants, maintenance and operations depots, pumping stations, buildings, dams, laboratory, and ancillary facilities located within Prince George's County and Montgomery County on an as needed time and materials basis.

FY25 Budget:	$300,000.00	**FY26 Budget:**	$1,200,000.00
FY27 Budget:	$900,000.00	**FY28 Budget:**	$

Capital Improvement Project (CIP)

CIP Project Title:	
CIP Job Number:	

Justification

WSSC is exercising the one (1) two-year option term to ensure the uninterrupted continuation of roof replacement services for WSSC facilities. Renewing this contract is essential for maintaining the integrity of the roofing

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systems across our facilities, enabling timely repairs, replacements, and preventive maintenance. The renewal ensures that WSSC can continue to rely on the expertise of the current contractor, preserving service quality and adhering to scheduled maintenance and replacements.

OSDI Recommendation			
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A	**MBE/SLBE Recommended Subcontracting Goal:**	20.00%

Awardee Information				
Contractor Name:	Phoenix Contracting Services, Inc.			
Option Term Amount:	$1,200,000.00	**Firm Type:**	☒Majority ☐MBE – African American ☐MBE – Asian American ☐MBE – Hispanic American	☐MBE – Native American ☐MBE – Women Owned ☐SLBE
Business Location:	Baltimore, Maryland			
Past Performance:	☒ Satisfactory ☐ No Past Performance			

Subcontractors	Proffered Percentage	Summary of Services
G.E. Frisco Company, Inc. (MDOT #86-090, Asian American) Upper Marlboro, Maryland	20.00% (MBE)	Supply roof materials
Subcontracting Total:	**20.00%**	

Awardee Information				
Contractor Name:	Solutions General Contractors, Inc.			
Contract Amount:	$1,200.000.00	**Firm Type:**	☒Majority ☐MBE – African American ☐MBE – Asian American ☐MBE – Hispanic American	☐MBE – Native American ☐MBE – Women Owned ☐SLBE
Business Location:	Baltimore, Maryland			
Past Performance:	☒ Satisfactory ☐ No Past Performance			

Subcontractors	Proffered Percentage	Summary of Services
A1 Roofing Services, Inc. (MDOT #12-596, African American) Columbia, Maryland	20.00% (MBE)	Labor and roof materials
Subcontracting Total:	**20.00%**	

Docusign Envelope ID: AF2EE42F-1639-4C72-9297-3DCC39B3B4DD

Change Order Justification		
Goods and Services:	**Construction:**	**Professional Services or Architectural & Engineering:**
☐ Increased quantities ☐ Increased unit prices ☐ Other (Describe below)	☐ Unforeseen site changes ☐ Minor change in scope ☐ Scheduling impacts ☐ Design errors or omissions ☐ Other (Describe below)	☐ Increased hours ☐ Increased hourly rates ☐ Minor change in scope ☐ Scheduling impacts ☐ Other (Describe below)

Other Justification(s):

Contract History:	**Requested Amount**:	**Change Order Amount**	**Cumulative Amount**:	**Approved By:**	**Approval Date:**
Original Contract Value	$3,600,000.00		[redacted]	Commission	March 22, 2022
Change Order No. 1		$150,000.00	$3,750,000.00	CPO	August 3, 2024
Change Order No. 2		$0.00	$3,750,000.00	CPO	November 19, 2024
	TOTALS		$3,750,000.00		

Statement of Determination and Findings

Based upon a thorough review and analysis of the Contractor's proposal and all other supporting documentation submitted by the Contractor, and in conjunction with the due diligence performed by the Procurement Office, I certify that the award of Contract No. 17094 is relevant, fair, and reasonable, and in the best interest of the Commission. To the best of my knowledge and belief all applicable regulatory and statutory provisions were adhered to when determining award.
Buyer: Erik T. Lewis Buyer's Initials: EL

Docusign Envelope ID: AF2EE42F-1639-4C72-9297-3DCC39B3B4DD

Legal Form and Sufficiency Review

This contract was procured under an exemption from competition as provided for in the Procurement Regulations. The use of that exemption has been reviewed and approved for legal sufficiency.

☐ Not Applicable

_____
General Counsel's Office

☐ Not Applicable

This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office:

_____
General Counsel's Office

Or

The Procurement Office has notified the General Counsel's Office that this is a standard form contract previously approved for legal form and sufficiency by the General Counsel's Office and there are no deviations from the standard form:

_____
General Counsel's Office

Docusign Envelope ID: AF2EE42F-1639-4C72-9297-3DCC39B3B4DD

Review and Approval

DocuSigned by:
Al R Roshdieh
9884C8204BF54D0...

Mar 6, 2025 | 1:52 PM EST

Al R. Roshdieh
Director, General Services

Date

DocuSigned by:
Courtney Edmonds
528DA92DF6F3438...

Mar 7, 2025 | 9:20 AM EST

Courtney J. Edmonds
Office of Supplier Diversity & Inclusion Director

Date

Signed by:
Munetsi Timothy Musara
66EC2C787AA4449...

Mar 7, 2025 | 10:00 AM EST

Munetsi Timothy Musara
Chief Financial Officer

Date

DocuSigned by:
Caprecia MPoole-Williams
A42FEDB2CA544D0...

Mar 6, 2025 | 3:54 PM EST

Caprecia M. Poole-Williams
Chief Procurement Officer

Date

DocuSigned by:
9CF8A23C58BF4D2...

Mar 8, 2025 | 11:41 AM EST

David M. McDonough
Deputy General Manager, Mission Support

Date

DocuSigned by:
D2484629DDEE450...

Mar 12, 2025 | 4:03 AM EDT

Kishia L. Powell
General Manager/CEO

Date

Docusign Envelope ID: AF2EE42F-1639-4C72-9297-3DCC39B3B4DD

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted to approve the above action.

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted to approve the above action with the following stipulations:

_____

_____

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted not to approve the above action.

_____ / _____

COMMISSION **Date**

Docusign Envelope ID: 57F4FFDF-E333-414A-B0FA-E4A822BDCFFA

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Change Order No. 5 to Contract No. 136649 Workspace Service and Security/Performance Analytics in the amount of $436,937.98 to SHI International Corp., for two years.

Contract Summary

Requested Action:	Contracting Area:	Procurement Type:	Competitively Bid:
☐New Award ☐Option Term ☒Change Order ☐Other: _____	☐Architecture & Engineering ☐Construction ☒Goods & Services ☐Professional Services	☐Invitation for Bid ☐Multi-Step Invitation for Bid ☐Request for Proposal ☒Other: Piggyback	☒Yes ☐No **Basis of Award:** ☐Lowest Bid Price ☐Lowest Evaluated Bid Price ☐Most Responsible and Responsive Offeror ☒N/A
Requested Amount:	$436,937.98	**Contract Number:**	136649
Contract Term:	2 Years	**Project Location:**	☐Montgomery County ☐Prince George's County ☒Both Counties ☐Other: _____
Option Term:	NA		

Project Scope and Overview

The scope allows for the procurement of Commercial Off-the-shelf software (COTS 2012) for the Workspace Service-Premium Plus User/Device-Premium Concurrent and Security Performance Analytics.

FY25 Budget:	$0.00	**FY26 Budget:**	$218,468.99
FY27 Budget:	$218,468.99	**FY28 Budget:**	$0.00

Capital Improvement Project (CIP)

CIP Project Title:	
CIP Job Number:	

Justification

The Citrix product allows individuals working with WSSC without a WSSC-issued workstation or laptop to securely connect to WSSC's network with a personal or company device. Citrix is WSSC's gateway to allow

Docusign Envelope ID: 57F4FFDF-E333-414A-B0FA-E4A822BDCFFA

internal/external resources and companies to work with WSSC remotely, WSSC has 430 licenses available for use.

OSDI Recommendation			
OSDI Concurrence:	☐ Yes ☐ No ☒ N/A	**MBE/SLBE Recommended Subcontracting Goal:**	N/A

Awardee Information				
Contractor Name:	SHI International Corp.			
Contract Amount:	$229,218.00	**Firm Type:**	☐Majority ☐MBE – African American ☒MBE – Asian American ☐MBE – Hispanic American	☐MBE – Native American ☐MBE – Women Owned ☐SLBE
Business Location:	Dallas, TX			
Past Performance:	☒ Satisfactory ☐ No Past Performance			

Subcontractors	Proffered Percentage	Summary of Services
N/A	N/A	N/A
Subcontracting Total:	**N/A**	

Change Order Justification		
Goods and Services:	**Construction:**	**Professional Services or Architectural & Engineering:**
☐ Increased quantities ☐ Increased unit prices ☒ Other (Describe below)	☐ Unforeseen site changes ☐ Minor change in scope ☐ Scheduling impacts ☐ Design errors or omissions ☐ Other (Describe below)	☐ Increased hours ☐ Increased hourly rates ☐ Minor change in scope ☐ Scheduling impacts ☐ Other (Describe below)

Other Justification(s): The change request is to pay for year 2 and 3 of the 3-year Citrix renewal.

Docusign Envelope ID: 57F4FFDF-E333-414A-B0FA-E4A822BDCFFA

Contract Summary				
Contract History:	**Base Term Amount:**	**Change Order Amount:**	**Approved By:**	**Approval Date:**
Original Contract Value	$229,218.00	[redacted]	CPO	December 21, 2020
Change Order No. 1	[redacted]	$0.00	CPO	September 27, 2023
Change Order No. 2		$107,931.19	CPO	January 12, 2024
Change Order No. 3		$38,333.33	CPO	June 9, 2024
Change Order No. 4		$218,468.99	CPO	December 23, 2024
	TOTALS	$593,951.51		

Statement of Determination and Findings

Based upon a thorough review and analysis of the Contractor's proposal and all other supporting documentation submitted by the Contractor, and in conjunction with the due diligence performed by the Procurement Office, I certify that the award of Contract No. 136649 is relevant, fair, and reasonable, and in the best interest of the Commission. To the best of my knowledge and belief all applicable regulatory and statutory provisions were adhered to when determining award.
Buyer: Evita J. Fields Buyer's Initials: EJF

Docusign Envelope ID: 57F4FFDF-E333-414A-B0FA-E4A822BDCFFA

Legal Form and Sufficiency Review

This contract was procured under an exemption from competition as provided for in the Procurement Regulations. The use of that exemption has been reviewed and approved for legal sufficiency.

☐ Not Applicable

_____
General Counsel's Office

☐ Not Applicable

This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office:

_____
General Counsel's Office

Or

The Procurement Office has notified the General Counsel's Office that this is a standard form contract previously approved for legal form and sufficiency by the General Counsel's Office and there are no deviations from the standard form:

_____
General Counsel's Office

Docusign Envelope ID: 57F4FFDF-E333-414A-B0FA-E4A822BDCFFA

Review and Approval

DocuSigned by:
Thomas Kuczynski
819BF5FCDDE3419...

Mar 6, 2025 | 12:37 PM EST

Thomas L. Kuczynski
Chief Information Officer

Date

Signed by:
Munetsi Timothy Musara
66EC2C787AA4449...

Mar 7, 2025 | 10:12 AM EST

Munetsi Timothy Musara
Chief Financial Officer

Date

Signed by:
Caprecia M Poole-Williams
A42FEDB2CA544D0...

Mar 6, 2025 | 3:55 PM EST

Caprecia M. Poole-Williams
Chief Procurement Officer

Date

DocuSigned by:
Kpowell
D2484629DDEE450...

Mar 12, 2025 | 4:17 AM EDT

Kishia L. Powell
General Manager/CEO

Date

Docusign Envelope ID: 57F4FFDF-E333-414A-B0FA-E4A822BDCFFA

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted to approve the above action.

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted to approve the above action with the following stipulations:

_____

_____

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted not to approve the above action.

_____ / _____

COMMISSION **Date**

MARYLAND GENERAL ASSEMBLY
SESSION 2025

LEGISLATIVE UPDATE

As of March 12, 2025
(*Note: Bills and Position Statements are hyperlinked*)

WSSC Water Sponsored Legislation

Bill #	Title/Description	Position	Status/Notes
HB 1063 (MC/PG 102-25)	**Washington Suburban Sanitary Commission – Design and Construction – Alternative Project Delivery and Solicitation Methods** Amend PUA §20-104(e) to allow WSSC Water to enter into "alternative project delivery/solicitation methods" such as Construction Manager at Risk (CMAR) and Progressive design/build (PDB). These alternative methods allow for the contractor to be involved in the beginning of the planning and design phases through the construction phase, which helps minimize the risk of change orders and increased costs.	**SUPPORT** (10/20/24)	Committees: PGCHD Bi-County (1/23/2025) –Voted to Support PGCHD (1/24/25) – Voted to Support MCHD Metro Washington (1/27/25) – Voted to Support MCHD (1/31/25) – Voted to Support Positions: MCCEX – No Position MCC – No Position PGCEX – Support PGCC – Support MGA Hearings: Environment and Transportation – Feb. 25, 2025 (Favorable Testimony) Environment and Transportation Committee Favorable Report – Mar. 10, 2025 **House of Delegates: Passed – Mar. 11, 2025**

Bill #	Title/Description	Position	Status/Notes
HB 1168 (MC/PG 112-25)	**Washington Suburban Sanitary Commission – Service Charges** The objective of MC/PG 112-25, as amended, is to authorize the Commission to establish customer classes for service rates or charges based on meter size. The authority to establish classes based on meter size would allow the Commission to provide residential customers with large meters more equitable fees.	**SUPPORT** (1/15/25)	Committees: PGCHD Bi-County (1/30/2025) –Voted to Support PGCHD (2/7/25) – Voted to Support Positions: MCCEX – SUPPORT MCC – SUPPORT PGCEX – SUPPORT PGCC – SUPPORT MGA Hearings: Environment and Transportation – Mar. 6, 2025 (Favorable Testimony) House of Delegates: **Environment and Transportation Committee: Favorable Report – Mar. 11, 2025**
MC/PG 104-25	**Montgomery County and Prince George's County – Washington Suburban Sanitary Commission – Transfer of Property** *Require a Certificate or Proof of Payment of Outstanding WSSC Water Bills to Execute the Transfer of Commercial Property.*	**SUPPORT** (10/20/24)	Hearings: PGHD Public Bill Hearing (12/10/2024) MCHD Public Bill Hearing (12/9/2024) Positions: MCCEX– No Position **WITHDRAWN**

Bill #	Title/Description	Position	Status/Notes
	The Maryland Real Property Article requires a series of documents that must be presented to prove debts are settled before the transfer of property. WSSC Water bills are not a requirement. The objective of this proposal is to require a certificate or proof of payment that the final WSSC Water bill has been settled before the transfer of commercial property can be executed.		
MC/PG 109-25	**Washington Suburban Sanitary Commission – Work Zone Speed Control Systems (Ernest Dyson's Law)** On Sunday, September 8, 2024, WSSC Water tragically lost Ernest Joseph Dyson, Crew Supervisor at the Lyttonsville Depot, while in the line of duty. Mr. Dyson was unfortunately fatally struck by a driver. To honor Mr. Dyson and help prevent the possibility of similar circumstances in the future, WSSC Water proposes establishing authority to equip WSSC Water employees with portable and vehicle-bound speed monitoring devices and signs while performing in work zones to enhance worker safety.	**SUPPORT** (10/20/24)	Hearings: PGHD Public Bill Hearing (12/10/2024) MCHD Public Bill Hearing (12/9/2024) Positions: MCCEX– Holding **WITHDRAWN**

Bill #	Title/Description	Position	Status/Notes
MC/PG 110–25	**Washington Suburban Sanitary Commission – Commissioner Salaries – Increase** Increase Commissioner salaries to an amount comparable to the salaries of other board members and commissions in Maryland. Maryland has a constitutional restriction on a new salary increase applying to individuals who are currently in office. This restriction would apply to this bill and only Commissioners appointed after the effective date of the bill would be eligible for a salary increase.	**SUPPORT** (10/20/24)	Hearings: PGCHD Public Bill Hearing (12/10/2024) MCHD Public Bill Hearing (12/9/2024) Positions: MCCEX – SUPPORT **WITHDRAWN**
MC/PG 111-25	**Washington Suburban Sanitary Commission – Commission Infractions – Watershed Regulations** Under PUA §29-102, the Commission may impose a fine not to exceed $150 for each conviction of a watershed infraction, and a fine of $300 for a repeat offense. The current fine is lower than other agencies that impose similar fines such as Baltimore County, Maryland Park & Planning, and the Maryland Department of Natural Resources, which all have fines set at $500. The objective of this proposal is to increase the infraction fine to $500, and $750 for repeat offenses.	**SUPPORT** (10/20/24)	Hearings: PGHD Public Bill Hearing (12/10/2024) MCHD Public Bill Hearing (12/9/2024) Positions: MCCEX– SUPPORT **WITHDRAWN**

WSSC Water-Related Legislation

Bill #	Title (Sponsor)/Description	Position	Status/Notes
HB 1064 (MC/PG 101–25)	**Montgomery County Planning Board and Washington Suburban Sanitary Commission – Open Meetings – Live Streaming Requirement (Palakovich Carr)** Current law requires that WSSC Water and the Montgomery County Planning Board live steam video or audio of its open meetings. This bill, as amended, would not make the live streaming requirement applicable to educational field tours and project site visits.	**SUPPORT** (10/20/24)	Committees: MCHD Metro Washington (1/20/2025) – Voted to Support MCHD (1/24/25) – Voted to Support PGCHD Bi-County (1/30/2025) –Voted to Support PGCHD (1/31/25) – Voted to Support Positions: MCCEX – Oppose MGA Hearings: Environment and Transportation – Mar. 6, 2025 (Favorable Testimony) House of Delegates: **Environment and Transportation Committee: Favorable Report – Mar. 11, 2025**
HB 1195 (MC/PG 105–25)	**Washington Suburban Sanitary Commission – Membership, Transparency, Billing, and Planning (WSSC Transparency and Reform Act of 2025) (Korman, Wilkins, Barnes)** Requiring one of the commissioners from Montgomery County on the Washington Suburban Sanitary	**Informational**	Pre-Session Hearings: PGHD Public Bill Hearing (12/10/2024) MCHD Public Bill Hearing (12/9/2024) Positions: MCCEX – Holding Committees:

Bill #	Title (Sponsor)/Description	Position	Status/Notes
	Commission to be the Director of the Montgomery County Department of Environmental Protection or the Director's designee; requiring the Commission to develop certain long–range planning scenarios on a periodic basis; requiring the Commission to include certain information related to the Commission on the Commission's searchable website; prohibiting the Commission from limiting how frequently certain customers may receive a certain billing adjustment; altering the authorized billing frequency for certain charges; requiring the Commission to appoint a representative to a certain coordinating committee; requiring the Office of Program Evaluation and Government Accountability in the Department of Legislative Services to conduct a certain review of the efficiency and sustainability of the Commission's operations; and generally relating to the Washington Suburban Sanitary Commission.		Metro Washington – Work Session (1/13/2025), Work Session (2/3/25), Work Session (2/10/25) voted favorably w/amendments MCHD (2/14/25) – Voted support w/ amendments PGHD (2/21/25) – Voted support as amended MGA Hearings: Environment and Transportation – Mar. 6, 2025 (Informational Testimony) **Environment and Transportation – Local Government and Bi-County Agencies Subcommittee Favorable Report as amended (Mar. 6, 2025)**
HB1230 (MC/PG 107-25)	**Washington Suburban Sanitary Commission – System Development Charge – Exemptions (Moon)** For the purpose of requiring, rather than authorizing, the Montgomery County Council and the Prince George's County Council to grant exemptions from the system development charge imposed by the Washington Suburban Sanitary Commission for certain properties and projects located in Montgomery County; altering the method by which	**HOLD**	Pre-Session Hearings: PGHD Public Bill Hearing (12/10/2024) MCHD Public Bill Hearing (12/9/2024) Committees: MCHD Economic Development (1/30/2025) – Voted to Support MCHD (1/31/25) Voted to Support

Bill #	Title (Sponsor)/Description	Position	Status/Notes
	the county councils establish eligibility for the exemptions; prohibiting the county councils from requiring that an applicant for an exemption for a property located in Montgomery County own the property for which the exemption is sought; requiring Montgomery County to approve applications for the exemptions on a first–come, first–served basis until a certain maximum annual limit is reached; and generally relating to the Washington Suburban Sanitary Commission and exemptions from the system development charge.		PGCHD Bi-County (2/13/25) Voted favorably w/ amendment PGCHD (2/14/25) Voted favorably w/ amendment Positions: MCCEX– Support with Amendments MGA Hearings: Environment and Transportation – Mar. 11, 2025 (Favorable Testimony)
SB 654	**Washington Suburban Sanitary Commission – Raw Water Pipeline Project – Audit** Requiring the Washington Suburban Sanitary Commission to retain and consult with an independent third–party auditor to conduct an audit of a certain raw water pipeline project; requiring the auditor to consult with the Office of Legislative Audits in conducting the audit; and generally relating to audits of Washington Suburban Sanitary Commission projects.	**INFORMATIONAL**	Hearings: PGCSD (2/7/25; 2/12/25) - No Vote MGA Hearings: Education, Energy, and Environment – Feb. 25, 2025 (Informational Testimony)
SB 732 HB 909	**Sewage Sludge Utilization Permits - Per- and Polyfluoroalkyl Substances - Concentration Limits** Requiring certain sewage sludge utilization permits issued or renewed by the Department of the Environment to limit the concentration of certain per- and polyfluoroalkyl substances to 1	**INFORMATIONAL**	MGA Hearings: SB 732 - Education, Energy, and Environment – Feb. 18, 2025 (Informational Testimony) HB 909 - Environment and Transportation – Feb. 26, 2025

Bill #	Title (Sponsor)/Description	Position	Status/Notes
	microgram per kilogram, the level established in certain health-based standards, or the level established by the Department under the Act; establishing requirements for the demonstration of compliance with the limits established under the Act; and authorizing the Department to establish certain additional limits by regulation.		(Informational Testimony)
MC/PG 115-25	**Prince George's County – Utility Services – Master Meters (Holmes)** To exempt, in Prince George's County, a duplex constructed, converted, or intended to be constructed or converted to a condominium or cooperative ownership, from provisions prohibiting the use of a master meter for water and sewer service in a residential multiple occupancy building; and generally relating to restrictions on the use of master meters for utility services in Prince George's County.	**HOLD**	Hearings: PGCHD Public Bill Hearing (12/10/2024) MCHD Public Bill Hearing (12/9/2024) Committees: PGCHD Bi-County (1/30/2025) –Special Ordered Positions: None **WITHDRAWN**

Positions

MCCC = Montgomery County Council: MCCEX = Montgomery County Executive; MCHD = Montgomery County House Delegation; MCSD =Montgomery County Senate Delegation; PGCC = Prince George's County Council PGCEX = Prince George's County Executive; PGHD = Prince George's House Delegation; PGSD = Prince George's Senate Delegation

Key Dates

- March 17, 2025 – Crossover
- March 31, 2025 – Budget
- April 7, 2025 – Sine Die

Websites

- Maryland General Assembly
- Session Calendar
- Track Legislation
- Montgomery County Delegation
- Prince George's County Delegation
- Maryland Association of Counties
- Maryland Municipal League

WSSCWATER
DELIVERING THE ESSENTIAL

COMMISSION SUMMARY

AGENDA CATEGORY: Intergovernmental Relations
ITEM NUMBER: 16.B **DATE:** March 19, 2025

SUBJECT	HB1195 - Washington Suburban Sanitary Commission - Membership, Transparency, Billing, and Planning (WSSC Transparency and Reform Act of 2025)
SUMMARY	N/A
SPECIAL COMMENTS	N/A
CONTRACT NO./REFERENCE NO.	N/A
COSTS	N/A
AMENDMENT/CHANGE ORDER NO. AMOUNT	N/A
MBE PARTICIPATION	N/A
PRIOR STAFF/COMMITTEE REVIEW	Kishia L. Powell, General Manager/CEO Nina Hickson, Chief of Staff Monica Marquina, Government Affairs Director
PRIOR STAFF/COMMITTEE APPROVALS	Kishia L. Powell, General Manager/CEO Nina Hickson, Chief of Staff Monica Marquina, Government Affairs Director
RECOMMENDATION TO COMMISSION	N/A
ATTACHMENTS	HB 1195 Final Amended Reprint HB1195 Reprint 2-13-25

UNOFFICIAL COPY OF HOUSE BILL 1195

HOUSE BILL 1195

L5 5lr0884

By: **Montgomery County Delegation and Prince George's County Delegation**
Introduced and read first time: February 6, 2025
Assigned to: Environment and Transportation

A BILL ENTITLED

AN ACT concerning

Washington Suburban Sanitary Commission - Membership, ~~Transparency~~ Reporting, Billing, and Planning
(WSSC ~~Transparency and Reform~~ Planning and Reporting Act of 2025)

MC/PG 105-25

FOR the purpose of requiring one of the commissioners from Montgomery County on the Washington Suburban Sanitary Commission to be the Director of the Montgomery County Department of Environmental Protection or the Director's designee; ~~requiring the Commission to develop certain long-range planning scenarios on a periodic basis; requiring the Commission to include certain information related to the Commission on the Commission's searchable website; prohibiting the Commission from limiting how frequently certain customers may receive a certain billing adjustment; altering the authorized billing frequency for certain charges; requiring the Commission to appoint a representative to a certain coordinating committee; requiring the Office of Program Evaluation and Government Accountability in the Department of Legislative Services to conduct a certain review of the efficiency and sustainability of the Commission's operations~~ requiring the Commission to submit a certain long-range comprehensive financial plan in a certain manner; requiring the Commission to publish and include certain information on its website; requiring the budget authorization for the Office of the Inspector General in the Commission to be approved independently and without the involvement of Commission staff; requiring the Office to undergo a certain external, independent peer review of the Office's quality control system with a certain frequency; requiring the Commission to report in a certain manner certain information relating to bills exceeding certain limits for high bill adjustments; requiring the Commission to report to the General Assembly on certain procedural changes to enhance the customer engagement process for certain customers and to include information relating to the changes in customer notification letters; requiring the Commission to work with the State Department of Assessments and Taxation and, as necessary, other stakeholders to assess certain ad valorem taxes; requiring the Commission to hire a consultant to conduct, in consultation with the Department of Legislative Services, a certain independent evaluation; requiring the Office to conduct a certain review of the efficiency and sustainability of the operations of the Commission and the Department of Legislative Services to conduct a review of the review; and generally relating to the Washington Suburban Sanitary Commission.

BY repealing and reenacting, with amendments,
Article - Public Utilities
Section 17-102, 17-107, 17-401, ~~and 25-504(a) and (b)~~ 17-607, and 25-504(b)
Annotated Code of Maryland
(2020 Replacement Volume and 2024 Supplement)

BY adding to
Article - Public Utilities
Section 17-202.1 ~~and 28-102~~ , 17-610, and 25-504(h)
Annotated Code of Maryland
(2020 Replacement Volume and 2024 Supplement)

UNOFFICIAL COPY OF HOUSE BILL 1195

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article - Public Utilities

17-102.

(a) The Commission consists of:

(1) three commissioners from Prince George's County, appointed by the County Executive subject to the confirmation of the County Council; and

(2) three commissioners from Montgomery County, **OF WHOM:**

(I) **TWO ARE** appointed by the County Executive subject to the confirmation of the County Council**; AND**

(II) **ONE IS THE DIRECTOR OF THE MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION, OR THE DIRECTOR'S DESIGNEE**.

(b) (1) Each commissioner from Prince George's County shall be a resident of the sanitary district.

(2) (i) ~~Each~~ **EXCEPT FOR THE COMMISSIONER WHO ALSO SERVES AS THE DIRECTOR OF THE MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION, OR IS THE DIRECTOR'S DESIGNEE, EACH** commissioner from Montgomery County shall be a registered voter of Montgomery County.

(ii) Each commissioner from Prince George's County shall be a registered voter of Prince George's County.

(c) (1) **[**An**]** **EXCEPT AS PROVIDED IN SUBSECTION (A)(2)(II) OF THIS SECTION, AN** individual may not be appointed or continue in office as a commissioner if the individual holds any other position of profit or trust under the Constitution or laws of the State or any political subdivision of the State.

(2) Not more than two commissioners from Montgomery County may be of the same political party.

(d) (1) **THIS SUBSECTION DOES NOT APPLY TO THE COMMISSIONER WHO ALSO SERVES AS THE DIRECTOR OF THE MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION, OR THE DIRECTOR'S DESIGNEE.**

(2) The term of a commissioner is 4 years and begins on June 1 of the year of appointment.

~~(2)~~ **(3)** The terms of commissioners are staggered as required by the terms provided for commissioners on July 1, 1982.

~~(3)~~ **(4)** At the end of a term, a commissioner continues to serve until a successor is appointed and takes the oath of office.

~~(4)~~ **(5)** A commissioner who is appointed after a term has begun serves only for the rest of the term and until a successor is appointed and takes the oath of office.

~~(5)~~ **(E)** A vacancy on the Commission does not impair the right of the remaining commissioners to exercise all the powers of the Commission.

(F) A MEMBER OF THE COMMISSION WHO ALSO SERVES AS THE DIRECTOR OF THE MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION, OR IS THE DIRECTOR'S DESIGNEE:

(1) SERVES AS A VOTING MEMBER OF THE COMMISSION; AND

(2) MAY SERVE AS THE CHAIR OR VICE CHAIR OF THE COMMISSION.

17-107.

(a) (1) **[**The**] EXCEPT AS PROVIDED IN SUBSECTION (D) OF THIS SECTION, THE** members of the Commission are entitled to the following annual salaries:

(i) chair..... $13,500;

(ii) vice chair..... $13,000; and

(iii) commissioners..... $13,000.

(2) The salary shall be paid every 2 weeks.

(b) While in office, commissioners may participate in any Commission program of group health, life, and disability insurance to the same extent and under the same terms as Commission staff.

(c) The Commission may employ a staff in accordance with the Commission's budget.

(D) A MEMBER OF THE COMMISSION WHO ALSO SERVES AS THE DIRECTOR OF THE MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION MAY NOT RECEIVE COMPENSATION FOR DUTIES PERFORMED AS A MEMBER OF THE COMMISSION.

17-202.1.

~~**(A) FOR FISCAL YEAR 2026 AND EVERY 5 FISCAL YEARS THEREAFTER, THE COMMISSION SHALL DEVELOP LONG-RANGE PLANNING SCENARIOS FOR ITS OPERATING AND CAPITAL BUDGETS AND DEBT SERVICE.~~

~~**(B) THE SCENARIOS SHALL INCLUDE:**~~

~~**(1) PROJECTIONS THAT DO NOT INCLUDE THE AD VALOREM TAX AUTHORIZED UNDER § 22-112 OF THIS ARTICLE;**~~

~~**(2) PROJECTIONS THAT INCLUDE A RANGE OF AD VALOREM TAXES; AND**~~

~~(3) SUBJECT TO SUBSECTION (C)(2) OF THIS SECTION, STRESS TESTING THE IMPACT OF A WIDE RANGE OF ECONOMIC CONDITIONS THAT MAY AFFECT THE COMMISSION AND ITS FINANCIAL SOLVENCY, INCLUDING CHANGES IN EMPLOYMENT RATES, INTEREST RATES, AND WATER USAGE.~~

~~(C) (1) THE COMMISSION MAY CONSULT WITH INDEPENDENT EXPERTS IN DEVELOPING LONG-RANGE PLANNING SCENARIOS UNDER THIS SECTION.~~

~~(2) STRESS TESTING DONE UNDER SUBSECTION (B)(3) OF THIS SECTION SHALL BE BASED ON INDUSTRY STANDARDS.~~

(A) (1) ON OR BEFORE NOVEMBER 1, 2025, THE COMMISSION SHALL SUBMIT THE FOLLOWING INFORMATION TO THE COUNTY COUNCILS OF MONTGOMERY COUNTY AND PRINCE GEORGE'S COUNTY AND, IN ACCORDANCE WITH § 2-1257 OF THE STATE GOVERNMENT ARTICLE, THE GENERAL ASSEMBLY:

(I) A LONG-RANGE COMPREHENSIVE FINANCIAL PLAN THAT:

1. IS DEVELOPED BY THE COMMISSION IN CONJUNCTION WITH AN INDEPENDENT FINANCIAL ADVISOR; AND

2. MEETS THE REQUIREMENTS OF SUBSECTION (B) OF THIS SECTION; AND

(II) ANY UPDATED COMMISSION POLICIES RELATING TO FINANCIAL MANAGEMENT.

(2) ON OR BEFORE JUNE 1, 2026, AND EVERY 5 YEARS THEREAFTER, THE COMMISSION SHALL SUBMIT TO THE COUNTY COUNCILS OF MONTGOMERY COUNTY AND PRINCE GEORGE'S COUNTY AND, IN ACCORDANCE WITH § 2-1257 OF THE STATE GOVERNMENT ARTICLE, THE GENERAL ASSEMBLY:

(I) AN UPDATED VERSION OF THE LONG-RANGE COMPREHENSIVE FINANCIAL PLAN; AND

(II) ANY UPDATED COMMISSION POLICIES RELATING TO FINANCIAL MANAGEMENT.

(B) A LONG-RANGE COMPREHENSIVE FINANCIAL PLAN SHALL:

(1) INCLUDE STRESS TESTING BASED ON INDUSTRY STANDARDS; AND

(2) TEST THE IMPACT OF A WIDE RANGE OF ECONOMIC CONDITIONS THAT MAY AFFECT THE COMMISSION AND ITS FINANCIAL SOLVENCY, INCLUDING CHANGES IN EMPLOYMENT RATES, INTEREST RATES, AND WATER USAGE.

(C) THE COMMISSION SHALL PUBLISH THE LONG-RANGE COMPREHENSIVE FINANCIAL PLAN ON THE COMMISSION'S WEBSITE ESTABLISHED UNDER § 17-401 OF THIS TITLE.

17-401.

(a) (1) In this section the following words have the meanings indicated.

(2) (i) "Payee" means a person that receives from the Commission an aggregate payment of $25,000 in a single fiscal year.

(ii) "Payee" does not include:

1. a Commission employee with respect to the employee's compensation; or

2. a Commission retiree with respect to the retiree's retirement allowance.

(3) "Searchable website" means a website created in accordance with this section that displays and searches payment data of the Commission.

(b) The Commission shall:

(1) publish annually in at least one newspaper in Montgomery County and one newspaper in Prince George's County a copy of the current financial statement of the Commission;

(2) employ a certified public accountant licensed to practice in the State to audit the books and accounts of the Commission;

(3) keep available for public inspection during business hours at its principal office the annual audit and current financial statement; and

(4) file annually with the county executives and county councils of Montgomery County and Prince George's County, and the Montgomery County and Prince George's County Senate and House delegations to the Maryland General Assembly a certified copy of the annual audit and current financial statement.

(c) On or before July 1, 2020, the Commission shall develop and operate a single searchable website accessible to the public at no cost through the Internet.

(d) The searchable website shall contain Commission payment data including:

(1) the name of each payee receiving a payment;

(2) the location of the payee by postal zip code; and

(3) the amount of the payment.

(e) The searchable website shall allow the user to:

(1) search data for fiscal year 2019 and each fiscal year thereafter; and

(2) search by the following data fields:

(i) a payee receiving a payment; and

(ii) the zip code of a payee receiving a payment.

~~(F) THE SEARCHABLE WEBSITE SHALL CONTAIN ALL BOND RATING REPORTS ISSUED FOR THE COMMISSION FROM ONE OF THE MAJOR CREDIT RATING AGENCIES, INCLUDING:~~

~~(1) A COPY OF ANY AUDITS COMPLETED IN RELATION TO A BOND RATING REPORT; AND~~

~~(2) A COPY OF ANY FINANCIAL STATEMENTS PROVIDED IN RELATION TO A BOND RATING REPORT.~~

~~(G) (1) SUBJECT TO PARAGRAPH (2) OF THIS SUBSECTION, THE SEARCHABLE WEBSITE SHALL CONTAIN DATA RELATED TO THE REFUND HEARING BOARD OF THE COMMISSION AND THE DISPUTE RESOLUTION BOARD OF THE COMMISSION, INCLUDING:~~

~~(I) THE NUMBER OF CASES FILED;~~

~~(II) THE NUMBER OF CASES CLOSED;~~

~~(III) THE NUMBER OF CASES GRANTED;~~

~~(IV) THE NUMBER OF CASES DENIED;~~

~~(V) THE REFUND AMOUNT REQUESTED IN EACH CASE; AND~~

~~(VI) THE REFUND AMOUNT GRANTED IN EACH CASE.~~

~~(2) THE DATA PROVIDED UNDER PARAGRAPH (1) OF THIS SUBSECTION MAY NOT CONTAIN ANY PERSONALLY IDENTIFIABLE INFORMATION.~~

~~(II) THE SEARCHABLE WEBSITE SHALL INCLUDE A COPY OF ANY STRESS TESTING COMPLETED FOR ANY LONG-RANGE PLANNING SCENARIOS DEVELOPED IN ACCORDANCE WITH § 17-202.1 OF THIS TITLE.~~

(F) (1) SUBJECT TO PARAGRAPH (2) OF THIS SUBSECTION, THE SEARCHABLE WEBSITE SHALL CONTAIN:

(I) ANY DOCUMENTS RELATING TO A BOND RATING RECEIVED FROM A MAJOR CREDIT RATING AGENCY;

(II) DATA RELATED TO THE REFUND HEARING BOARD OF THE COMMISSION, INCLUDING:

1. THE NUMBER OF CASES FILED;

2. THE NUMBER OF CASES CLOSED;

3. THE NUMBER OF CASES GRANTED;

4. THE NUMBER OF CASES DENIED;

5. THE REFUND AMOUNT REQUESTED IN EACH CASE; AND

6. THE REFUND AMOUNT GRANTED IN EACH CASE;

(III) DATA RELATED TO THE DISPUTE RESOLVING BOARD OF THE COMMISSION, INCLUDING:

1. THE NUMBER OF CASES FILED;

2. THE NUMBER OF CASES CLOSED;

3. THE NUMBER OF CASES GRANTED;

4. THE NUMBER OF CASES DENIED;

5. THE UNPAID AMOUNT DISPUTED IN EACH CASE; AND

6. THE AMOUNT OF RELIEF GRANTED IN EACH CASE; AND

(IV) A COPY OF ANY STRESS TESTING COMPLETED FOR A LONG-RANGE COMPREHENSIVE FINANCIAL PLAN DEVELOPED IN ACCORDANCE WITH § 17-202.1 OF THIS TITLE.

(2) THE DATA PROVIDED UNDER PARAGRAPH (1) OF THIS SUBSECTION MAY NOT CONTAIN ANY PERSONALLY IDENTIFIABLE INFORMATION.

[(f)**]** ~~(E)~~ **(G)**

This section may not be construed to require the disclosure of information that is required to be kept confidential under federal, State, or local law.

[(g)**]** ~~(F)~~ **(H)**

(1) Subject to paragraph (2) of this subsection, the county council or county executive of Montgomery County or Prince George's County may, in person or by a duly authorized agent, audit and examine the books and records of the Commission.

(2) The Commission may not be required to pay the cost of the audit or examination under paragraph (1) of this subsection.

17-607.

(a) **(1)** The Commission shall include in the Commission's annual operating budget proposal the amounts recommended for the Office.

(2) THE BUDGET AUTHORIZATION FOR THE OFFICE SHALL BE APPROVED INDEPENDENTLY AND WITHOUT THE INVOLVEMENT OF COMMISSION STAFF.

(b) Subject to budget authorization and adequate funds:

(1) the Commission's general counsel shall provide legal services to the inspector general and may employ special counsel if appropriate or required by law; and

(2) the inspector general may employ and be represented by a special legal counsel without consent of the general counsel if the Commission approves of a request after considering any recommendation or comment offered by the general counsel relating to the request.

17-610.

(A) (1) ON OR BEFORE JUNE 1, 2026, AND EVERY 3 YEARS THEREAFTER, THE OFFICE SHALL UNDERGO AN EXTERNAL, INDEPENDENT PEER REVIEW TO ASSESS WHETHER THE OFFICE'S QUALITY CONTROL SYSTEM IS EFFECTIVELY DESIGNED AND OPERATING IN COMPLIANCE WITH GENERALLY ACCEPTED GOVERNMENT AUDITING STANDARDS.

(2) TO THE EXTENT PRACTICABLE, THE INITIAL PEER REVIEW CONDUCTED IN ACCORDANCE WITH SUBSECTION (A) OF THIS SECTION SHALL INCLUDE:

(I) A REVIEW OF WHETHER THE OFFICE IS SUFFICIENTLY INDEPENDENT OF THE COMMISSION AND COMMISSION STAFF; AND

(II) AN ANALYSIS OF WHETHER ADDITIONAL REVIEWS AND REPORTS, INCLUDING THOSE EVALUATING THE EFFECTIVENESS OF THE COMMISSION'S INTERNAL CONTROLS OVER FINANCES, OPERATIONS, AND COMPLIANCE ACTIVITIES, WOULD HELP ACHIEVE THE DUTIES OF THE OFFICE.

(B) (1) THE OFFICE SHALL SUBMIT THE RESULTS OF THE PEER REVIEW CONDUCTED UNDER SUBSECTION (A) OF THIS SECTION TO:

(I) THE COUNTY COUNCILS OF MONTGOMERY COUNTY AND PRINCE GEORGE'S COUNTY;

(II) IN ACCORDANCE WITH § 2-1257 OF THE STATE GOVERNMENT ARTICLE, THE MEMBERS OF THE MONTGOMERY COUNTY AND PRINCE GEORGE'S COUNTY DELEGATIONS TO THE GENERAL ASSEMBLY; AND

(III) THE COMMISSION.

(2) THE COMMISSION SHALL PUBLISH EACH PEER REVIEW CONDUCTED UNDER THIS SECTION ON THE COMMISSION'S WEBSITE.

25-504.

~~(a) The Commission:~~

~~(1) may provide for the billing and collection of the water and sewer usage charges on an estimated basis for periods of 6 months or less, based on the historical daily~~

~~average consumption calculated from actual previous usage;~~

~~(2) shall read the meter at least once every 6 months; and~~

~~(3) (i) shall base the final bill for the 6-month period on the actual consumption adjusted by previous estimates, if the meter had not been read because it was inaccessible;~~

~~(ii) shall base the final bill for the 6-month period on the historical daily average consumption, calculated from actual previous usage, if a final reading cannot be made because:~~

~~1. the meter malfunctioned;~~

~~2. the meter had been taken out of service for repairs, maintenance, or water system relining purposes; or~~

~~3. there was theft of service;~~

~~(iii) may modify the historical daily average consumption calculation based on appropriate evidence submitted by the owner; [and]~~

~~(iv) MAY NOT LIMIT HOW FREQUENTLY A CUSTOMER MAY RECEIVE AN ADJUSTMENT UNDER § 3.20.040(A) OR (B) OF THE WASHINGTON SUBURBAN SANITARY COMMISSION CODE OF REGULATIONS; AND~~

~~(V) may not base a final bill on estimated usage for two consecutive 6-month periods.~~

(b) (1) **(I)** The Commission shall bill for the amount of water and sewer usage charges to each property served monthly, every other month, ~~OR~~ four times a year, ~~[~~or twice a year,~~]~~ as the Commission determines.

(II) 1. IT IS THE INTENT OF THE GENERAL ASSEMBLY THAT THE COMMISSION SHALL BILL ON A ~~MONTHLY BASIS~~ FIXED PERIODIC BASIS, SUCH AS MONTHLY OR QUARTERLY BILLING, WITHOUT THE USE OF ESTIMATED BILLING.

2. SUBSUBPARAGRAPH 1 OF THIS SUBPARAGRAPH MAY NOT BE CONSTRUED TO ENDORSE ANY PARTICULAR TECHNOLOGY OR APPROACH TO IMPLEMENTING THE INTENT OF THE GENERAL ASSEMBLY.

(2) On receipt each bill is payable to the Commission.

(H) ON OR BEFORE NOVEMBER 1, 2026, AND EACH YEAR THEREAFTER, THE COMMISSION SHALL REPORT TO THE COUNTY COUNCILS FOR MONTGOMERY COUNTY AND PRINCE GEORGE'S COUNTY THE TOTAL NUMBER OF CUSTOMERS IN THE IMMEDIATELY PRECEDING YEAR THAT REPORTED BILLS EXCEEDING THE LIMITS FOR HIGH BILL ADJUSTMENTS UNDER THE WASHINGTON SUBURBAN SANITARY COMMISSION CODE OF REGULATIONS.

~~**28-102.**~~

~~**THE COMMISSION SHALL APPOINT A REPRESENTATIVE TO SERVE ON THE COORDINATING COMMITTEE ESTABLISHED UNDER PART IV OF THE 1984 AVENEL FARM DEVELOPMENT PLAN MASTER AGREEMENT SIGNED BY THE COMMISSION.**~~

~~SECTION 2. AND BE IT FURTHER ENACTED, That:~~

~~(a) The Washington Suburban Sanitary Commission shall study the feasibility of using differential rates among different customer classes for the Commission's service rates and charges, including studying the revenue possibilities of and economic impact on the different customer classes.~~

~~(b) On or before October 1, 2026, the Commission shall report its findings and recommendations, including any recommended statutory changes, to the members of the Montgomery County and Prince George's County delegations to the General Assembly, in accordance with § 2-1257 of the State Government Article.~~

SECTION 2. AND BE IT FURTHER ENACTED, That:

(a) The Director of the Montgomery County Department of Environmental Protection, or the Director's designee, shall become a member of the Washington Suburban Sanitary Commission beginning on the date that the term expires for one of the next two commissioners from Montgomery County whose terms expire after October 1, 2025.

(b) In accordance with subsection (a) of this section, the County Executive of Montgomery County shall determine which commissioner term shall apply as the beginning of the term for the Director of the Montgomery County Department of Environmental Protection, or the Director's designee, to serve as a member of the Commission.

SECTION 3. AND BE IT FURTHER ENACTED, That:

(a) (1) On or before November 1, 2025, the Washington Suburban Sanitary Commission shall report to the General Assembly, in accordance with § 2-1257 of the State Government Article, on procedural changes that are being developed and finalized to enhance the customer engagement process for customers that receive high bills.

(2) On or before November 1, 2026, the Commission shall report to the General Assembly, in accordance with § 2-1257 of the State Government Article, on the full implementation of the procedural changes described under paragraph (1) of this subsection.

(b) The Commission shall:

(1) publish the procedural changes reported under subsection (a) of this section on the Commission's website; and

(2) include information on the procedural changes in customer notification letters.

SECTION 4. AND BE IT FURTHER ENACTED, That:

(a) Notwithstanding recognition by the General Assembly that the authority for the Washington Suburban Sanitary Commission to consider an ad valorem tax in accordance with § 22-112 of the Public Utilities Article has never been used by the Commission and that the Commission has no intention of imposing an ad valorem tax, the Commission shall work with the State Department of Assessments and Taxation and, as necessary, other stakeholders, including Montgomery County and Prince George's County, to assess the ad valorem taxes necessary to support the Commission's debt solely for the purpose of compliance with this section.

(b) (1) On or before December 1, 2026, the Commission shall report the assessment under subsection (a) of this section to the county councils of Montgomery County and Prince George's County and the members of the Montgomery County and Prince George's County delegations to the General Assembly, in accordance with § 2-1257 of the State Government Article.

(2) In the report submitted under paragraph (1) of this subsection, the Commission may, solely for the purpose of compliance with this section, show additional ad valorem possibilities based on factors such as the level of debt service it can support or economic conditions.

SECTION 5. AND BE IT FURTHER ENACTED, That:

(a) The Washington Suburban Sanitary Commission shall hire a consultant to conduct, in consultation with the Department of Legislative Services, an independent evaluation of the efficiency and sustainability of the Commission.

(b) The independent evaluation conducted under subsection (a) of this section shall include:

(1) a review of the Commission's budgetary process, including the annual setting of rates through the relevant county councils;

(2) a review of the Commission's process for entering into consent decrees; and

(3) a review of the role the Public Service Commission plays in oversight of the Commission, including in the Public Service Commission's review of the reasonableness of any rate, charge, or assessment done in accordance with § 25-105 of the Public Utilities Article.

(c) On or before October 1, 2027, the independent evaluation required under subsection (a) of this section shall be submitted to the Commission, the county councils of Montgomery County and Prince George's County, and, in accordance with § 2-1257 of the State Government Article, the General Assembly.

(d) The Commission shall publish the independent evaluation on the

Commission's website.

SECTION ~~3.~~ 6. AND BE IT FURTHER ENACTED, That:

(a) The Office of ~~Program Evaluation and Government Accountability in the Department of Legislative Services~~ the Inspector General in the Washington Suburban Sanitary Commission shall conduct a review of the efficiency and sustainability of the operations of the ~~Washington Suburban Sanitary~~ Commission.

(b) The review conducted under subsection (a) of this section shall include:

(1) ~~a review of the statutory provisions related to the Commission,~~

~~including the Commission's regulations, policies, and procedures;~~

~~(2) a review of the Commission's budgetary process, including the annual setting of rates through the relevant county councils;~~

~~(3) a review of the Commission's process for entering into consent decrees;~~

~~(4) a review of the subject matter expertise of appointed commissioners;~~

~~(5)~~ benchmarking with other systems across a range of operating cost metrics related to the efficiency and sustainability of the Commission;

~~(6)~~ (2) a review of the effectiveness of the Commission's capital program and its ability to maintain water and sewer distribution pipelines and processing plants that meet asset management standards;

~~(7)~~ (3) a study on the Commission's use of its police force, including:

(i) a comparison of the size and scope of the Commission's police force with the police force of other utilities; and

(ii) whether there are more efficient approaches to water utility security and policing;

~~(8)~~ (4) an analysis on the impact of the Commission not being a government entity in the context of access to government programs that provide customer water assistance or other available funding; and

~~(9) a review of the role the Public Service Commission plays in oversight of the Commission, including in its review of the reasonableness of any rate, charge, or assessment done in accordance with § 25-105 of the Public Utilities Article; and~~

~~(10) an analysis of whether the Office of the Inspector General of the Commission is effective in achieving the purposes of the Office, including:~~

~~(i) whether the Office is sufficiently independent of the Commission and management within the Commission; and~~

~~(ii) whether the mandate of the Office should include additional reviews and reports that would help achieve the purposes of the Office, including reports on the effectiveness of internal controls over finance, operations, and compliance activities~~

(5) a review of the Commission's approach to coordinating road work with other utilities and government agencies.

(c) (1) On or before October 1, 2027, the Office ~~of Program Evaluation and Government Accountability~~ shall report its findings and recommendations to the Department of Legislative Services and the members of the Montgomery County and Prince George's County delegations to the General Assembly, in accordance with § 2-1257 of the State Government Article.

(2) The Department shall conduct a review of the report submitted under paragraph (1) of this subsection and report its findings to the General Assembly, in accordance with § 2-1257 of the State Government Article, on or before October 1, 2028.

UNOFFICIAL COPY OF HOUSE BILL 1195

SECTION ~~4.~~ 7. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2025. ~~Section 2 of this Act shall remain effective for a period of 1 year and 1 month and, at the end of October 31, 2026, Section 2 of this Act, with no further action required by the General Assembly, shall be abrogated and of no further force and effect. Section 3 of this Act shall remain effective for a period of 2 years and 1 month and, at the end of October 31, 2027, Section 3 of this Act, with no further action required by the General Assembly, shall be abrogated and of no further force and effect.~~

HB1195/623820/1

AMENDMENTS PREPARED BY THE DEPT. OF LEGISLATIVE SERVICES

07 MAR 25
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BY: Montgomery County Delegation and Prince George's County Delegation
(To be offered in the Environment and Transportation Committee)

AMENDMENTS TO HOUSE BILL 1195
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 2, strike "**Transparency**" and substitute "**Reporting**"; in line 4, strike "**Transparency and Reform**" and substitute "**Planning and Reporting**"; strike beginning with "requiring" in line 9 down through "operations" in line 17 and substitute "requiring the Commission to submit a certain long–range comprehensive financial plan in a certain manner; requiring the Commission to publish and include certain information on its website; requiring the budget authorization for the Office of the Inspector General in the Commission to be approved independently and without the involvement of Commission staff; requiring the Office to undergo a certain external, independent peer review of the Office's quality control system with a certain frequency; requiring the Commission to report in a certain manner certain information relating to bills exceeding certain limits for high bill adjustments; requiring the Commission to report to the General Assembly on certain procedural changes to enhance the customer engagement process for certain customers and to include information relating to the changes in customer notification letters; requiring the Commission to work with the State Department of Assessments and Taxation and, as necessary, other stakeholders to assess certain ad valorem taxes; requiring the Commission to hire a consultant to conduct, in consultation with the Department of Legislative Services, a certain independent evaluation; requiring the Office to conduct a certain review of the efficiency and sustainability of the operations of the Commission and the Department of Legislative Services to conduct a review of the review"; in line 21, strike "and 25–504(a) and (b)" and substitute "17–607, and 25–504(b)"; and in line 26, strike "and 28-102" and substitute ", 17–610, and 25–504(h)".

AMENDMENT NO. 2

On page 2, in line 15, strike "Each" and substitute "**EXCEPT FOR THE COMMISSIONER WHO ALSO SERVES AS THE DIRECTOR OF THE MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION, OR IS THE DIRECTOR'S DESIGNEE, EACH**"; in line 25, after "(1)" insert "**THIS SUBSECTION DOES NOT APPLY TO THE COMMISSIONER WHO ALSO SERVES AS THE DIRECTOR OF THE MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION, OR THE DIRECTOR'S DESIGNEE.**

(2)";

and in lines 27 and 29, strike "(2)" and "(3)", respectively, and substitute "**(3)**" and "**(4)**", respectively.

On page 3, in line 1, strike "(4)" and substitute "**(5)**"; in line 3, strike "(5)" and substitute "**(E)**"; and after line 4, insert:

"**(F) A MEMBER OF THE COMMISSION WHO ALSO SERVES AS THE DIRECTOR OF THE MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION, OR IS THE DIRECTOR'S DESIGNEE:**

(1) SERVES AS A VOTING MEMBER OF THE COMMISSION; AND

(2) MAY SERVE AS THE CHAIR OR VICE CHAIR OF THE COMMISSION.".

On pages 3 and 4, strike in their entirety the lines beginning with line 22 on page 3 through line 8 on page 4, inclusive, and substitute:

"**(A) (1) ON OR BEFORE NOVEMBER 1, 2025, THE COMMISSION SHALL SUBMIT THE FOLLOWING INFORMATION TO THE COUNTY COUNCILS OF MONTGOMERY COUNTY AND PRINCE GEORGE'S COUNTY AND, IN ACCORDANCE WITH § 2-1257 OF THE STATE GOVERNMENT ARTICLE, THE GENERAL ASSEMBLY:**

(I) A LONG–RANGE COMPREHENSIVE FINANCIAL PLAN THAT:

1. IS DEVELOPED BY THE COMMISSION IN CONJUNCTION WITH AN INDEPENDENT FINANCIAL ADVISOR; AND

2. MEETS THE REQUIREMENTS OF SUBSECTION (B) OF THIS SECTION; AND

(II) ANY UPDATED COMMISSION POLICIES RELATING TO FINANCIAL MANAGEMENT.

(2) ON OR BEFORE JUNE 1, 2026, AND EVERY 5 YEARS THEREAFTER, THE COMMISSION SHALL SUBMIT TO THE COUNTY COUNCILS OF MONTGOMERY COUNTY AND PRINCE GEORGE'S COUNTY AND, IN ACCORDANCE WITH § 2-1257 OF THE STATE GOVERNMENT ARTICLE, THE GENERAL ASSEMBLY:

(I) AN UPDATED VERSION OF THE LONG–RANGE COMPREHENSIVE FINANCIAL PLAN; AND

(II) ANY UPDATED COMMISSION POLICIES RELATING TO FINANCIAL MANAGEMENT.

(B) A LONG–RANGE COMPREHENSIVE FINANCIAL PLAN SHALL:

(Over)

(1) INCLUDE STRESS TESTING BASED ON INDUSTRY STANDARDS; AND

(2) TEST THE IMPACT OF A WIDE RANGE OF ECONOMIC CONDITIONS THAT MAY AFFECT THE COMMISSION AND ITS FINANCIAL SOLVENCY, INCLUDING CHANGES IN EMPLOYMENT RATES, INTEREST RATES, AND WATER USAGE.

(C) THE COMMISSION SHALL PUBLISH THE LONG–RANGE COMPREHENSIVE FINANCIAL PLAN ON THE COMMISSION'S WEBSITE ESTABLISHED UNDER § 17–401 OF THIS TITLE.".

On pages 5 and 6, strike in their entirety the lines beginning with line 12 on page 5 through line 7 on page 6, inclusive, and substitute:

"**(F) (1) SUBJECT TO PARAGRAPH (2) OF THIS SUBSECTION, THE SEARCHABLE WEBSITE SHALL CONTAIN:**

(I) ANY DOCUMENTS RELATING TO A BOND RATING RECEIVED FROM A MAJOR CREDIT RATING AGENCY;

(II) DATA RELATED TO THE REFUND HEARING BOARD OF THE COMMISSION, INCLUDING:

1. THE NUMBER OF CASES FILED;

2. THE NUMBER OF CASES CLOSED;

3. THE NUMBER OF CASES GRANTED;

4. THE NUMBER OF CASES DENIED;

5. THE REFUND AMOUNT REQUESTED IN EACH CASE; AND

6. THE REFUND AMOUNT GRANTED IN EACH CASE;

(III) DATA RELATED TO THE DISPUTE RESOLVING BOARD OF THE COMMISSION, INCLUDING:

1. THE NUMBER OF CASES FILED;

2. THE NUMBER OF CASES CLOSED;

3. THE NUMBER OF CASES GRANTED;

4. THE NUMBER OF CASES DENIED;

5. THE UNPAID AMOUNT DISPUTED IN EACH CASE; AND

6. THE AMOUNT OF RELIEF GRANTED IN EACH CASE; AND

(IV) A COPY OF ANY STRESS TESTING COMPLETED FOR A LONG–RANGE COMPREHENSIVE FINANCIAL PLAN DEVELOPED IN ACCORDANCE WITH § 17-202.1 OF THIS TITLE.

(Over)

(2) THE DATA PROVIDED UNDER PARAGRAPH (1) OF THIS SUBSECTION MAY NOT CONTAIN ANY PERSONALLY IDENTIFIABLE INFORMATION.".

On page 6, in lines 8 and 10, strike "**(I)**" and "**(J)**", respectively, and substitute "**(G)**" and "**(H)**", respectively; and after line 14, insert:

"17–607.

(a) **(1)** The Commission shall include in the Commission's annual operating budget proposal the amounts recommended for the Office.

(2) THE BUDGET AUTHORIZATION FOR THE OFFICE SHALL BE APPROVED INDEPENDENTLY AND WITHOUT THE INVOLVEMENT OF COMMISSION STAFF.

(b) Subject to budget authorization and adequate funds:

(1) the Commission's general counsel shall provide legal services to the inspector general and may employ special counsel if appropriate or required by law; and

(2) the inspector general may employ and be represented by a special legal counsel without consent of the general counsel if the Commission approves of a request after considering any recommendation or comment offered by the general counsel relating to the request.

17–610.

(A) (1) ON OR BEFORE JUNE 1, 2026, AND EVERY 3 YEARS THEREAFTER, THE OFFICE SHALL UNDERGO AN EXTERNAL, INDEPENDENT PEER REVIEW TO ASSESS WHETHER THE OFFICE'S QUALITY CONTROL SYSTEM IS EFFECTIVELY DESIGNED AND OPERATING IN COMPLIANCE WITH GENERALLY ACCEPTED GOVERNMENT AUDITING STANDARDS.

(2) TO THE EXTENT PRACTICABLE, THE INITIAL PEER REVIEW CONDUCTED IN ACCORDANCE WITH SUBSECTION (A) OF THIS SECTION SHALL INCLUDE:

(I) A REVIEW OF WHETHER THE OFFICE IS SUFFICIENTLY INDEPENDENT OF THE COMMISSION AND COMMISSION STAFF; AND

(II) AN ANALYSIS OF WHETHER ADDITIONAL REVIEWS AND REPORTS, INCLUDING THOSE EVALUATING THE EFFECTIVENESS OF THE COMMISSION'S INTERNAL CONTROLS OVER FINANCES, OPERATIONS, AND COMPLIANCE ACTIVITIES, WOULD HELP ACHIEVE THE DUTIES OF THE OFFICE.

(B) (1) THE OFFICE SHALL SUBMIT THE RESULTS OF THE PEER REVIEW CONDUCTED UNDER SUBSECTION (A) OF THIS SECTION TO:

(I) THE COUNTY COUNCILS OF MONTGOMERY COUNTY AND PRINCE GEORGE'S COUNTY;

(II) IN ACCORDANCE WITH § 2-1257 OF THE STATE GOVERNMENT ARTICLE, THE MEMBERS OF THE MONTGOMERY COUNTY AND PRINCE GEORGE'S COUNTY DELEGATIONS TO THE GENERAL ASSEMBLY; AND

(III) THE COMMISSION.

(Over)

(2) THE COMMISSION SHALL PUBLISH EACH PEER REVIEW CONDUCTED UNDER THIS SECTION ON THE COMMISSION'S WEBSITE.".

On pages 6 and 7, strike in their entirety the lines beginning with line 16 on page 6 through line 7 on page 7, inclusive.

On page 7, in line 9, strike "**OR**"; in line 10, strike the brackets; in line 11, after "**(II)**" insert "**1.**"; in line 12, strike "**MONTHLY BASIS**" and substitute "**FIXED PERIODIC BASIS, SUCH AS MONTHLY OR QUARTERLY BILLING, WITHOUT THE USE OF ESTIMATED BILLING.**

2. SUBSUBPARAGRAPH 1 OF THIS SUBPARAGRAPH MAY NOT BE CONSTRUED TO ENDORSE ANY PARTICULAR TECHNOLOGY OR APPROACH TO IMPLEMENTING THE INTENT OF THE GENERAL ASSEMBLY";

after line 13, insert:

"**(H) ON OR BEFORE NOVEMBER 1, 2026, AND EACH YEAR THEREAFTER, THE COMMISSION SHALL REPORT TO THE COUNTY COUNCILS FOR MONTGOMERY COUNTY AND PRINCE GEORGE'S COUNTY THE TOTAL NUMBER OF CUSTOMERS IN THE IMMEDIATELY PRECEDING YEAR THAT REPORTED BILLS EXCEEDING THE LIMITS FOR HIGH BILL ADJUSTMENTS UNDER THE WASHINGTON SUBURBAN SANITARY COMMISSION CODE OF REGULATIONS.**";

strike in their entirety lines 14 through 26, inclusive, and substitute:

"SECTION 2. AND BE IT FURTHER ENACTED, That:

(a) The Director of the Montgomery County Department of Environmental Protection, or the Director's designee, shall become a member of the Washington Suburban Sanitary Commission beginning on the date that the term expires for one of the next two commissioners from Montgomery County whose terms expire after October 1, 2025.

(b) In accordance with subsection (a) of this section, the County Executive of Montgomery County shall determine which commissioner term shall apply as the beginning of the term for the Director of the Montgomery County Department of Environmental Protection, or the Director's designee, to serve as a member of the Commission.

SECTION 3. AND BE IT FURTHER ENACTED, That:

(a) (1) On or before November 1, 2025, the Washington Suburban Sanitary Commission shall report to the General Assembly, in accordance with § 2-1257 of the State Government Article, on procedural changes that are being developed and finalized to enhance the customer engagement process for customers that receive high bills.

(2) On or before November 1, 2026, the Commission shall report to the General Assembly, in accordance with § 2-1257 of the State Government Article, on the full implementation of the procedural changes described under paragraph (1) of this subsection.

(b) The Commission shall:

(1) publish the procedural changes reported under subsection (a) of this section on the Commission's website; and

(2) include information on the procedural changes in customer notification letters.

(Over)

SECTION 4. AND BE IT FURTHER ENACTED, That:

(a) Notwithstanding recognition by the General Assembly that the authority for the Washington Suburban Sanitary Commission to consider an ad valorem tax in accordance with § 22-112 of the Public Utilities Article has never been used by the Commission and that the Commission has no intention of imposing an ad valorem tax, the Commission shall work with the State Department of Assessments and Taxation and, as necessary, other stakeholders, including Montgomery County and Prince George's County, to assess the ad valorem taxes necessary to support the Commission's debt solely for the purpose of compliance with this section.

(b) (1) On or before December 1, 2026, the Commission shall report the assessment under subsection (a) of this section to the county councils of Montgomery County and Prince George's County and the members of the Montgomery County and Prince George's County delegations to the General Assembly, in accordance with § 2-1257 of the State Government Article.

(2) In the report submitted under paragraph (1) of this subsection, the Commission may, solely for the purpose of compliance with this section, show additional ad valorem possibilities based on factors such as the level of debt service it can support or economic conditions.

SECTION 5. AND BE IT FURTHER ENACTED, That:

(a) The Washington Suburban Sanitary Commission shall hire a consultant to conduct, in consultation with the Department of Legislative Services, an independent evaluation of the efficiency and sustainability of the Commission.

(b) The independent evaluation conducted under subsection (a) of this section shall include:

(1) a review of the Commission's budgetary process, including the annual setting of rates through the relevant county councils;

(2) a review of the Commission's process for entering into consent decrees; and

(3) a review of the role the Public Service Commission plays in oversight of the Commission, including in the Public Service Commission's review of the reasonableness of any rate, charge, or assessment done in accordance with § 25–105 of the Public Utilities Article.

(c) On or before October 1, 2027, the independent evaluation required under subsection (a) of this section shall be submitted to the Commission, the county councils of Montgomery County and Prince George's County, and, in accordance with § 2-1257 of the State Government Article, the General Assembly.

(d) The Commission shall publish the independent evaluation on the Commission's website.";

in line 27, strike "3." and substitute "6."; strike beginning with "Program" in line 28 down through "Services" in line 29 and substitute "the Inspector General in the Washington Suburban Sanitary Commission"; and in line 30, strike "Washington Suburban Sanitary".

On pages 7 and 8, strike beginning with "a" in line 32 on page 7 down through "(5)" in line 6 on page 8.

On page 8, in lines 8, 11, and 16, strike "(6)", "(7)", and "(8)", respectively, and substitute "(2)", "(3)", and "(4)", respectively; in line 18, after "funding;" insert "and";

(Over)

strike in their entirety lines 19 through 21, inclusive; strike beginning with "(10)" in line 22 down through "activities" in line 28 and substitute:

"(5) a review of the Commission's approach to coordinating road work with other utilities and government agencies";

in line 29, after "(c)" insert "(1)"; in lines 29 and 30, strike "of Program Evaluation and Government Accountability"; in line 30, after "the" insert "Department of Legislative Services and the"; and after line 32, insert:

"(2) The Department shall conduct a review of the report submitted under paragraph (1) of this subsection and report its findings to the General Assembly, in accordance with § 2–1257 of the State Government Article, on or before October 1, 2028.".

On page 9, in line 1, strike "4." and substitute "7."; and strike beginning with "Section" in line 2 down through "effect." in line 7.

UNOFFICIAL COPY OF HOUSE BILL 1195

HOUSE BILL 1195

L5 5lr0884

By: **Montgomery County Delegation and Prince George's County Delegation**
Introduced and read first time: February 6, 2025
Assigned to: Environment and Transportation

A BILL ENTITLED

AN ACT concerning

~~**Washington Suburban Sanitary Commission - Membership, Transparency, Billing, and Planning**~~
~~**(WSSC Transparency and Reform Act of 2025)**~~

Washington Suburban Sanitary Commission - Appointments, Reporting, Billing, andPlanning
(WSSC Planning and Reporting Act)

MC/PG 105-25

FOR the purpose of requiring one of the commissioners from Montgomery County on the Washington Suburban Sanitary Commission to be the Director of the Montgomery County Department of Environmental Protection or the Director's designee; ~~requiring the Commission to develop certain long-range planning scenarios on a periodic basis; requiring the Commission to include certain information related to the Commission on the Commission's searchable website; prohibiting the Commission from limiting how frequently certain customers may receive a certain billing adjustment; altering the authorized billing frequency for certain charges; requiring the Commission to appoint a representative to a certain coordinating committee; requiring the Office of Program Evaluation and Government Accountability in the Department of Legislative Services to conduct a certain review of the efficiency and sustainability of the Commission's operations~~ requiring the Commission to submit and publish a certain long-range comprehensive financial plan in a certain manner; requiring the Commission to include certain information related to the Commission on the Commission's website; requiring the budget authorization for the Office of the Inspector General in the Commission to be approved independently and without the involvement of Commission staff; requiring the Office of the Inspector General in the Commission to conduct, submit, and publish on its website a certain periodic external, independent peer review of the Office's quality control system; requiring the Commission to report certain information relating to bills exceeding certain limits for high bill adjustments in a certain manner; requiring the Commission to appoint a representative to a certain coordinating committee; requiring the Commission to report to the General Assembly on certain procedural changes to enhance the customer engagement process for certain customers and to publish information relating to the changes on the Commission's website and in customer notification letters; requiring the Office to make certain considerations and report certain information in a certain manner regarding an ad valorem tax; requiring the Commission to hire a consultant to conduct, in consultation with the Department of Services, a certain independent evaluation and to publish the evaluation on the Commission's website; requiring the Office of the Inspector General of the Commission to conduct a certain review and requiring the Department of Legislative Services to conduct a review of the review; and generally relating to the Washington Suburban Sanitary Commission.

BY repealing and reenacting, with amendments,
Article - Public Utilities
Section 17-102, 17-107, 17-401, ~~and 25-504(a) and (b)~~ 17-607, and 25-504(b)
Annotated Code of Maryland
(2020 Replacement Volume and 2024 Supplement)

BY adding to
Article - Public Utilities
Section 17-202.1 , 17-610, 25-504(h), and 28-102
Annotated Code of Maryland

UNOFFICIAL COPY OF HOUSE BILL 1195

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article - Public Utilities

17-102.

(a) The Commission consists of:

(1) three commissioners from Prince George's County, appointed by the County Executive subject to the confirmation of the County Council; and

(2) three commissioners from Montgomery County, **OF WHOM:**

(I) **TWO ARE** appointed by the County Executive subject to the confirmation of the County Council**; AND**

(II) ONE IS THE DIRECTOR OF THE MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION, OR THE DIRECTOR'S DESIGNEE.

(b) (1) Each commissioner from Prince George's County shall be a resident of the sanitary district.

(2) (i) ~~Each~~ **EXCEPT FOR THE COMMISSIONER WHO ALSO SERVES AS THE DIRECTOR OF THE MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION, OR IS THE DIRECTOR'S DESIGNEE, EACH** commissioner from Montgomery County shall be a registered voter of Montgomery County.

(ii) Each commissioner from Prince George's County shall be a registered voter of Prince George's County.

(c) (1) **[**An**] EXCEPT AS PROVIDED IN SUBSECTION (A)(2)(II) OF THIS SECTION, AN** individual may not be appointed or continue in office as a commissioner if the individual holds any other position of profit or trust under the Constitution or laws of the State or any political subdivision of the State.

(2) Not more than two commissioners from Montgomery County may be of the same political party.

(d) (1) **THIS SUBSECTION DOES NOT APPLY TO THE COMMISSIONER WHO ALSO SERVES AS THE DIRECTOR OF THE MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION, OR THE DIRECTOR'S DESIGNEE.**

(2) The term of a commissioner is 4 years and begins on June 1 of the year of appointment.

~~(2)~~ **(3)** The terms of commissioners are staggered as required by the terms provided for commissioners on July 1, 1982.

~~(3)~~ **(4)** At the end of a term, a commissioner continues to serve until a successor is appointed and takes the oath of office.

~~(4)~~ **(5)** A commissioner who is appointed after a term has begun serves only for the rest of the term and until a successor is appointed and takes the oath of office.

~~(5)~~ **(E)** A vacancy on the Commission does not impair the right of the remaining commissioners to exercise all the powers of the Commission.

(F) A MEMBER OF THE COMMISSION WHO ALSO SERVES AS THE DIRECTOR OF THE MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION, OR IS THE DIRECTOR'S DESIGNEE:

(1) SERVES AS A VOTING MEMBER OF THE COMMISSION; AND

(2) MAY SERVE AS THE CHAIR OR VICE CHAIR OF THE COMMISSION.

17-107.

(a) (1) **[**The**] EXCEPT AS PROVIDED IN SUBSECTION (D) OF THIS SECTION, THE** members of the Commission are entitled to the following annual salaries:

(i) chair..... $13,500;

(ii) vice chair..... $13,000; and

(iii) commissioners..... $13,000.

(2) The salary shall be paid every 2 weeks.

(b) While in office, commissioners may participate in any Commission program of group health, life, and disability insurance to the same extent and under the same terms as Commission staff.

(c) The Commission may employ a staff in accordance with the Commission's budget.

(D) A MEMBER OF THE COMMISSION WHO ALSO SERVES AS THE DIRECTOR OF THE MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION MAY NOT RECEIVE COMPENSATION FOR DUTIES PERFORMED AS A MEMBER OF THE COMMISSION.

17-202.1.

~~**(A) FOR FISCAL YEAR 2026 AND EVERY 5 FISCAL YEARS THEREAFTER, THE COMMISSION SHALL DEVELOP LONG-RANGE PLANNING SCENARIOS FOR ITS OPERATING AND CAPITAL BUDGETS AND DEBT SERVICE.~~

~~**(B) THE SCENARIOS SHALL INCLUDE:**~~

~~**(1) PROJECTIONS THAT DO NOT INCLUDE THE AD VALOREM TAX AUTHORIZED UNDER § 22-112 OF THIS ARTICLE;**~~

~~**(2) PROJECTIONS THAT INCLUDE A RANGE OF AD VALOREM TAXES; AND**~~

~~(3) SUBJECT TO SUBSECTION (C)(2) OF THIS SECTION, STRESS TESTING THE IMPACT OF A WIDE RANGE OF ECONOMIC CONDITIONS THAT MAY AFFECT THE COMMISSION AND ITS FINANCIAL SOLVENCY, INCLUDING CHANGES IN EMPLOYMENT RATES, INTEREST RATES, AND WATER USAGE.~~

~~(C) (1) THE COMMISSION MAY CONSULT WITH INDEPENDENT EXPERTS IN DEVELOPING LONG-RANGE PLANNING SCENARIOS UNDER THIS SECTION.~~

~~(2) STRESS TESTING DONE UNDER SUBSECTION (B)(3) OF THIS SECTION SHALL BE BASED ON INDUSTRY STANDARDS.~~

(A) (1) ON OR BEFORE NOVEMBER 1, 2025, THE COMMISSION SHALL SUBMIT THE FOLLOWING INFORMATION TO THE COUNTY COUNCILS OF MONTGOMERY COUNTY AND PRINCE GEORGE'S COUNTY AND, IN ACCORDANCE WITH § 2-1257 OF THE STATE GOVERNMENT ARTICLE, THE GENERAL ASSEMBLY:

(I) A LONG-RANGE COMPREHENSIVE FINANCIAL PLAN THAT:

1. IS DEVELOPED BY THE COMMISSION IN CONJUNCTION WITH AN INDEPENDENT FINANCIAL ADVISOR; AND

2. MEETS THE REQUIREMENTS OF SUBSECTION (B) OF THIS SECTION; AND

(II) ANY UPDATED COMMISSION POLICIES RELATING TO FINANCIAL MANAGEMENT.

(2) ON OR BEFORE JUNE 1, 2026, AND EVERY 5 YEARS THEREAFTER, THE COMMISSION SHALL SUBMIT TO THE COUNTY COUNCILS OF MONTGOMERY COUNTY AND PRINCE GEORGE'S COUNTY AND, IN ACCORDANCE WITH § 2-1257 OF THE STATE GOVERNMENT ARTICLE, THE GENERAL ASSEMBLY:

(I) AN UPDATED VERSION OF THE LONG-RANGE FINANCIAL PLAN; AND

(II) ANY UPDATED COMMISSION POLICIES RELATING TO FINANCIAL MANAGEMENT.

(B) A LONG-RANGE COMPREHENSIVE FINANCIAL PLAN SHALL:

(1) INCLUDE STRESS TESTING BASED ON INDUSTRY STANDARDS; AND

(2) TEST THE IMPACT OF A WIDE RANGE OF ECONOMIC CONDITIONS THAT MAY AFFECT THE COMMISSION AND ITS FINANCIAL SOLVENCY, INCLUDING CHANGES IN EMPLOYMENT RATES, INTEREST RATES, AND WATER USAGE.

(C) THE COMMISSION SHALL PUBLISH THE LONG-RANGE COMPREHENSIVE FINANCIAL PLAN ON THE COMMISSION'S WEBSITE ESTABLISHED UNDER § 17-401 OF THIS TITLE.

17-401.

(a) (1) In this section the following words have the meanings indicated.

(2) (i) "Payee" means a person that receives from the Commission an aggregate payment of $25,000 in a single fiscal year.

(ii) "Payee" does not include:

1. a Commission employee with respect to the employee's compensation; or

2. a Commission retiree with respect to the retiree's retirement allowance.

(3) "Searchable website" means a website created in accordance with this section that displays and searches payment data of the Commission.

(b) The Commission shall:

(1) publish annually in at least one newspaper in Montgomery County and one newspaper in Prince George's County a copy of the current financial statement of the Commission;

(2) employ a certified public accountant licensed to practice in the State to audit the books and accounts of the Commission;

(3) keep available for public inspection during business hours at its principal office the annual audit and current financial statement; and

(4) file annually with the county executives and county councils of Montgomery County and Prince George's County, and the Montgomery County and Prince George's County Senate and House delegations to the Maryland General Assembly a certified copy of the annual audit and current financial statement.

(c) On or before July 1, 2020, the Commission shall develop and operate a single searchable website accessible to the public at no cost through the Internet.

(d) The searchable website shall contain Commission payment data including:

(1) the name of each payee receiving a payment;

(2) the location of the payee by postal zip code; and

(3) the amount of the payment.

(e) The searchable website shall allow the user to:

(1) search data for fiscal year 2019 and each fiscal year thereafter; and

(2) search by the following data fields:

(i) a payee receiving a payment; and

(ii) the zip code of a payee receiving a payment.

~~(F) THE SEARCHABLE WEBSITE SHALL CONTAIN ALL BOND RATING REPORTS ISSUED FOR THE COMMISSION FROM ONE OF THE MAJOR CREDIT RATING AGENCIES, INCLUDING:~~

~~(1) A COPY OF ANY AUDITS COMPLETED IN RELATION TO A BOND RATING REPORT; AND~~

~~(2) A COPY OF ANY FINANCIAL STATEMENTS PROVIDED IN RELATION TO A BOND RATING REPORT.~~

~~(G) (1) SUBJECT TO PARAGRAPH (2) OF THIS SUBSECTION, THE SEARCHABLE WEBSITE SHALL CONTAIN DATA RELATED TO THE REFUND HEARING BOARD OF THE COMMISSION AND THE DISPUTE RESOLUTION BOARD OF THE COMMISSION, INCLUDING:~~

~~(I) THE NUMBER OF CASES FILED;~~

~~(II) THE NUMBER OF CASES CLOSED;~~

~~(III) THE NUMBER OF CASES GRANTED;~~

~~(IV) THE NUMBER OF CASES DENIED;~~

~~(V) THE REFUND AMOUNT REQUESTED IN EACH CASE; AND~~

~~(VI) THE REFUND AMOUNT GRANTED IN EACH CASE.~~

~~(2) THE DATA PROVIDED UNDER PARAGRAPH (1) OF THIS SUBSECTION MAY NOT CONTAIN ANY PERSONALLY IDENTIFIABLE INFORMATION.~~

~~(II) THE SEARCHABLE WEBSITE SHALL INCLUDE A COPY OF ANY STRESS TESTING COMPLETED FOR ANY LONG-RANGE PLANNING SCENARIOS DEVELOPED IN ACCORDANCE WITH § 17-202.1 OF THIS TITLE.~~

(F) (1) SUBJECT TO PARAGRAPH (2) OF THIS SUBSECTION, THE SEARCHABLE WEBSITE SHALL CONTAIN:

(I) ANY DOCUMENTS RELATING TO BOND RATING RECEIVED FROM A MAJOR CREDIT RATING AGENCY;

(II) DATA RELATED TO THE REFUND HEARING BOARD OF THE COMMISSION, INCLUDING:

1. THE NUMBER OF CASES FILED;

2. THE NUMBER OF CASES CLOSED;

3. THE NUMBER OF CASES GRANTED;

4. THE NUMBER OF CASES DENIED;

5. THE REFUND AMOUNT REQUESTED IN EACH CASE; AND

6. THE REFUND AMOUNT GRANTED IN EACH CASE; AND

(III) A COPY OF ANY STRESS TESTING COMPLETED FOR A LONG-RANGE COMPREHENSIVE FINANCIAL PLAN DEVELOPED IN ACCORDANCE WITH § 17-202.1 OF THIS TITLE.

(2) THE DATA PROVIDED UNDER PARAGRAPH (1) OF THIS SUBSECTION MAY NOT CONTAIN ANY PERSONALLY IDENTIFIABLE INFORMATION.

[(f)**] ~~(I)~~ (G)**
This section may not be construed to require the disclosure of information that is required to be kept confidential under federal, State, or local law.

[(g)**] ~~(J)~~ (H)**
(1) Subject to paragraph (2) of this subsection, the county council or county executive of Montgomery County or Prince George's County may, in person or by a duly authorized agent, audit and examine the books and records of the Commission.

(2) The Commission may not be required to pay the cost of the audit or examination under paragraph (1) of this subsection.

17-607.

(a) **(1)** The Commission shall include in the Commission's annual operating budget proposal the amounts recommended for the Office.

(2) THE BUDGET AUTHORIZATION FOR THE OFFICE SHALL BE APPROVED INDEPENDENTLY AND WITHOUT THE INVOLVEMENT OF COMMISSION STAFF.

(b) Subject to budget authorization and adequate funds:

(1) the Commission's general counsel shall provide legal services to the inspector general and may employ special counsel if appropriate or required by law; and

(2) the inspector general may employ and be represented by a special legal counsel without consent of the general counsel if the Commission approves of a request after considering any recommendation or comment offered by the general counsel relating to the request.

17-610.

(A) (1) ON OR BEFORE JUNE 1, 2026, AND EVERY 3 YEARS THEREAFTER, THE OFFICE SHALL UNDERGO AN EXTERNAL, INDEPENDENT PEER REVIEW TO ASSESS WHETHER THE OFFICE'S QUALITY CONTROL SYSTEM IS EFFECTIVELY DESIGNED AND OPERATING IN COMPLIANCE WITH GENERALLY ACCEPTED GOVERNMENT AUDITING STANDARDS.

(2) TO THE EXTENT PRACTICABLE, THE INITIAL PEER REVIEW CONDUCTED IN ACCORDANCE WITH SUBSECTION (A) OF THIS SECTION SHALL INCLUDE:

(I) A REVIEW OF WHETHER THE OFFICE IS SUFFICIENTLY INDEPENDENT OF THE COMMISSION AND COMMISSION STAFF; AND

(II) AN ANALYSIS OF WHETHER ADDITIONAL REVIEWS AND REPORTS, INCLUDING THOSE EVALUATING THE EFFECTIVENESS OF THE OFFICE'S INTERNAL CONTROLS OVER FINANCES, OPERATIONS, AND COMPLIANCE ACTIVITIES, WOULD HELP ACHIEVE THE DUTIES OF THE OFFICE.

(B) (1) THE OFFICE SHALL SUBMIT THE RESULTS OF THE PEER REVIEW REQUIRED UNDER SUBSECTION (A) OF THIS SECTION TO:

(I) THE COUNTY COUNCILS OF MONTGOMERY COUNTY AND PRINCE GEORGE'S COUNTY;

(II) IN ACCORDANCE WITH § 2-1257 OF THE STATE GOVERNMENT ARTICLE, THE MEMBERS OF THE MONTGOMERY COUNTY AND PRINCE GEORGE'S COUNTY DELEGATIONS TO THE GENERAL ASSEMBLY; AND

(III) THE COMMISSION.

(2) THE COMMISSION SHALL PUBLISH EACH PEER REVIEW CONDUCTED UNDER THIS SECTION ON THE COMMISSION'S WEBSITE.

25-504.

~~(a) The Commission:~~

~~(1) may provide for the billing and collection of the water and sewer usage charges on an estimated basis for periods of 6 months or less, based on the historical daily average consumption calculated from actual previous usage;~~

~~(2) shall read the meter at least once every 6 months; and~~

~~(3) (i) shall base the final bill for the 6-month period on the actual consumption adjusted by previous estimates, if the meter had not been read because it was inaccessible;~~

~~(ii) shall base the final bill for the 6-month period on the historical daily average consumption, calculated from actual previous usage, if a final reading cannot be made because:~~

~~1. the meter malfunctioned;~~

~~2. the meter had been taken out of service for repairs, maintenance, or water system relining purposes; or~~

~~3. there was theft of service;~~

~~(iii) may modify the historical daily average consumption calculation based on appropriate evidence submitted by the owner; [and]~~

~~(iv) MAY NOT LIMIT HOW FREQUENTLY A CUSTOMER MAY RECEIVE AN ADJUSTMENT UNDER § 3.20.040(A) OR (B) OF THE WASHINGTON SUBURBAN SANITARY COMMISSION CODE OF REGULATIONS; AND~~

~~(V) may not base a final bill on estimated usage for two consecutive 6-month periods.~~

(b) (1) **(I)** The Commission shall bill for the amount of water and sewer usage charges to each property served monthly, every other month, ~~OR~~ four times a year, ~~[~~or twice a year,~~]~~ as the Commission determines.

(II) 1. IT IS THE INTENT OF THE GENERAL ASSEMBLY THAT THE COMMISSION SHALL BILL ON A ~~MONTHLY BASIS~~ FIXED PERIODIC BASIS, SUCH AS MONTHLY OR QUARTERLY BILLING, WITHOUT THE USE OF ESTIMATED BILLING.

2. SUBSUBPARAGRAPH 1 OF THIS SUBPARAGRAPH MAY NOT BE CONSTRUED TO ENDORSE ANY PARTICULAR TECHNOLOGY OR APPROACH TO IMPLEMENTING THE INTENT OF THE GENERAL ASSEMBLY.

(2) On receipt each bill is payable to the Commission.

(H) ON OR BEFORE NOVEMBER 1, 2026, AND EACH YEAR THEREAFTER, THE COMMISSION SHALL REPORT TO THE COUNTY COUNCILS FOR MONTGOMERY COUNTY AND PRINCE GEORGE'S COUNTY THE TOTAL NUMBER OF CUSTOMERS IN THE IMMEDIATELY PRECEDING YEAR THAT REPORTED BILLS EXCEEDING THE LIMITS FOR HIGH BILL ADJUSTMENTS UNDER THE WASHINGTON SUBURBAN SANITARY COMMISSION CODE OF REGULATIONS.

28-102.

THE COMMISSION SHALL APPOINT A REPRESENTATIVE TO SERVE ON THE COORDINATING COMMITTEE ESTABLISHED UNDER PART IV OF THE 1984 AVENEL FARM DEVELOPMENT PLAN MASTER AGREEMENT SIGNED BY THE COMMISSION.

~~SECTION 2. AND BE IT FURTHER ENACTED, That:~~

~~(a) The Washington Suburban Sanitary Commission shall study the feasibility of using differential rates among different customer classes for the Commission's service rates and charges, including studying the revenue possibilities of and economic impact on the different customer classes.~~

~~(b) On or before October 1, 2026, the Commission shall report its findings and recommendations, including any recommended statutory changes, to the members of the Montgomery County and Prince George's County delegations to the General Assembly, in accordance with § 2-1257 of the State Government Article.~~

SECTION 2. AND BE IT FURTHER ENACTED, That:

(a) The Director of the Montgomery County Department of Environmental Protection, or the Director's designee, shall become a member of the Washington Suburban Sanitary Commission beginning on the date that the term expires for one of the next two Commissioners from Montgomery County whose terms expire after the October 1, 2025.

(b) In accordance with subsection (a) of this section, the County Executive of Montgomery County shall determine which term shall apply as the beginning of the term for the Director of the Montgomery County Department of Environmental Protection, or the Director's designee, to serve as a member of the Commission.

SECTION 3. AND BE IT FURTHER ENACTED, That:

(a) (1) On or before November 1, 2025, the Washington Suburban Sanitary Commission shall report to the General Assembly, in accordance with § 2-1257 of the State Government Article, on procedural changes that are being developed and finalized to enhance the customer engagement process for customers that receive high bills.

(2) On or before November 1, 2026, the Commission shall report to the General Assembly, in accordance with § 2-1257 of the State Government Article, on the full implementation of the procedural changes described under paragraph (1) of this subsection.

(b) The Commission shall:

(1) publish the procedural changes reported under subsection (a) of this section on the Commission's website; and

(2) include information on the procedural changes in customer notification letters.

SECTION 4. AND BE IT FURTHER ENACTED, That:

(a) Notwithstanding recognition by the General Assembly that the authority for the Washington Suburban Sanitary Commission to consider an ad valorem tax in accordance with § 22-112 of the Public Utilities Article has never been used by the Commission and that the Commission has no intention of imposing an ad valorem tax, the Commission shall work with the State Department of Assessments and Taxation and other stakeholders, as necessary, to assess the ad valorem taxes necessary to support the Commission's debt.

(b) (1) On or before December 1, 2026, the Commission shall report the assessment under subsection (a) of this section to the county councils of Montgomery County and Prince George's County and the members of the Montgomery County and Prince George's County delegations to the General Assembly, in accordance with § 2-1257 of the State Government Article.

(2) In a report submitted under paragraph (1) of this subsection, the Commission may show additional ad valorem possibilities based on factors such as the level of debt service it can support or economic conditions.

SECTION 5. AND BE IT FURTHER ENACTED, That:

(a) The Washington Suburban Sanitary Commission shall hire a consultant to conduct, in consultation with the Department of Legislative Services, an independent evaluation of the efficiency and sustainability of the Commission.

(b) The independent evaluation described under subsection (a) of this section shall include:

(1) a review the Commission's budgetary process, including the annual setting of rates through the relevant county councils;

(2) a review of the Commission's process for entering into consent decrees; and

(3) a review the role of the Public Service Commission plays in oversight of the Commission, including in the Public Service Commission's review of the reasonableness of any rate, charge, or assessment done in accordance with § 25-105 of the Public Utilities Article.

(c) On or before October 1, 2027, the independent evaluation required under subsection (a) of this section shall be submitted to the Commission, the county councils of Montgomery County and Prince George's County, and, in accordance with § 2-1257 of the State Government Article, the General Assembly.

(d) The Commission shall publish the independent evaluation on the Commission's website.

SECTION ~~3~~ 6. AND BE IT FURTHER ENACTED, That:

(a) The Office of ~~Program Evaluation and Government Accountability in the Department of Legislative Services~~ the Inspector General in the Commission shall conduct a review of the efficiency and sustainability of the operations of the Washington Suburban Sanitary Commission.

(b) The review conducted under subsection (a) of this section shall include:

(1) ~~a review of the statutory provisions related to the Commission,~~

~~including the Commission's regulations, policies, and procedures;~~

~~(2) a review of the Commission's budgetary process, including the annual setting of rates through the relevant county councils;~~

~~(3) a review of the Commission's process for entering into consent decrees;~~

~~(4) a review of the subject matter expertise of appointed commissioners;~~

~~(5)~~ benchmarking with other systems across a range of operating cost metrics related to the efficiency and sustainability of the Commission;

~~(6)~~ (2) a review of the effectiveness of the Commission's capital program and its ability to maintain water and sewer distribution pipelines and processing plants that meet asset management standards;

~~(7)~~ (3) a study on the Commission's use of its police force, including:

(i) a comparison of the size and scope of the Commission's police force with the police force of other utilities; and

(ii) whether there are more efficient approaches to water utility security and policing;

~~(8)~~ (4) an analysis on the impact of the Commission not being a government entity in the context of access to government programs that provide customer water assistance or other available funding and;

~~(9) a review of the role the Public Service Commission plays in oversight of the Commission, including in its review of the reasonableness of any rate, charge, or assessment done in accordance with § 25-105 of the Public Utilities Article; and~~

~~(10) an analysis of whether the Office of the Inspector General of the Commission is effective in achieving the purposes of the Office, including:~~

~~(i) whether the Office is sufficiently independent of the Commission and management within the Commission; and~~

~~(ii) whether the mandate of the Office should include additional reviews and reports that would help achieve the purposes of the Office, including reports on the effectiveness of internal controls over finance, operations, and compliance activities~~

(7) a review of the Commission's approach to coordinating road work with other utilities and government agencies.

(c) (1) On or before October 1, 2027, the Office of ~~Program Evaluation and Government Accountability~~ the Inspector General in the Commission shall report its findings and recommendations to the Department of Legislative Services and the members of the Montgomery County and Prince George's County delegations to the General Assembly, in accordance with § 2-1257 of the State Government Article.

(2) The Department of Legislative Services shall conduct a review of the report submitted under paragraph (1) of this subsection and report its findings to the General Assembly on or before October 1, 2028.

SECTION ~~4~~ 7. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2025. ~~Section 2 of this Act shall remain effective for a period of 1 year and 1 month and, at the end of October 31, 2026, Section 2 of this Act, with no further action required by the General Assembly, shall be abrogated and of no further force and effect. Section 3 of this Act shall remain effective for a period of 2 years and 1 month and, at the end of October 31, 2027, Section 3 of this Act, with no further action required by the General Assembly, shall be abrogated and of no further force and effect.~~



WSSCWATER
DELIVERING THE ESSENTIAL

Operations Performance Report

General Manager's Office of Performance & Accountability

Aklile Tesfaye, Deputy General Manager, Operations

March 19, 2025

Agenda

- Water Treatment
  - Source Water and Storage Capacity
  - Water Production
  - Water Storage
  - Water Quality
- Water System Maintenance
  - Fire Hydrants
  - Water Main Breaks & Leaks
- Water Resource Recovery
  - Wastewater Effluent Compliance
  - Biosolids Management
- Wastewater System Maintenance
  - SSO & Basement Backups

WSSC Water Core Operations

Potomac River & Reservoirs

Water Filtration Plants

Water Storage

Pumping Stations

5,800+ Miles | Water Distribution System



Source Water

Our Customers

5,600+ Miles | Wastewater Collection System

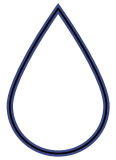
Pumping Stations

Water Resource Recovery Facilities

Resource Reuse
• **Energy** • Biosolids
• Treated Effluent

This report provides an overview of performance across our core water and wastewater services, highlighting key metrics, operational achievements, and service delivery outcomes to assess the efficiency and reliability of our operations.

Key Highlights



Our backup reservoirs provide a stable contingency plan to ensure supply reliability, even as the Potomac River streamflow remains below average.



Production capacity is sufficient to meet WSSC Water's current average demand, while maintaining 100% compliance with water production metrics.



We are on track to inspect 44,892 fire hydrants within three years, meeting our target as planned.



Our Wastewater Recovery Facilities are operating at peak efficiency, exceeding regulatory compliance standards and ensuring sustainable environmental stewardship.



Our biosolids operation remain strong. Most notably, our Solids treatment is transitioning from Class B lime stabilization to Class A treatment at the new Piscataway Bioenergy Facility.



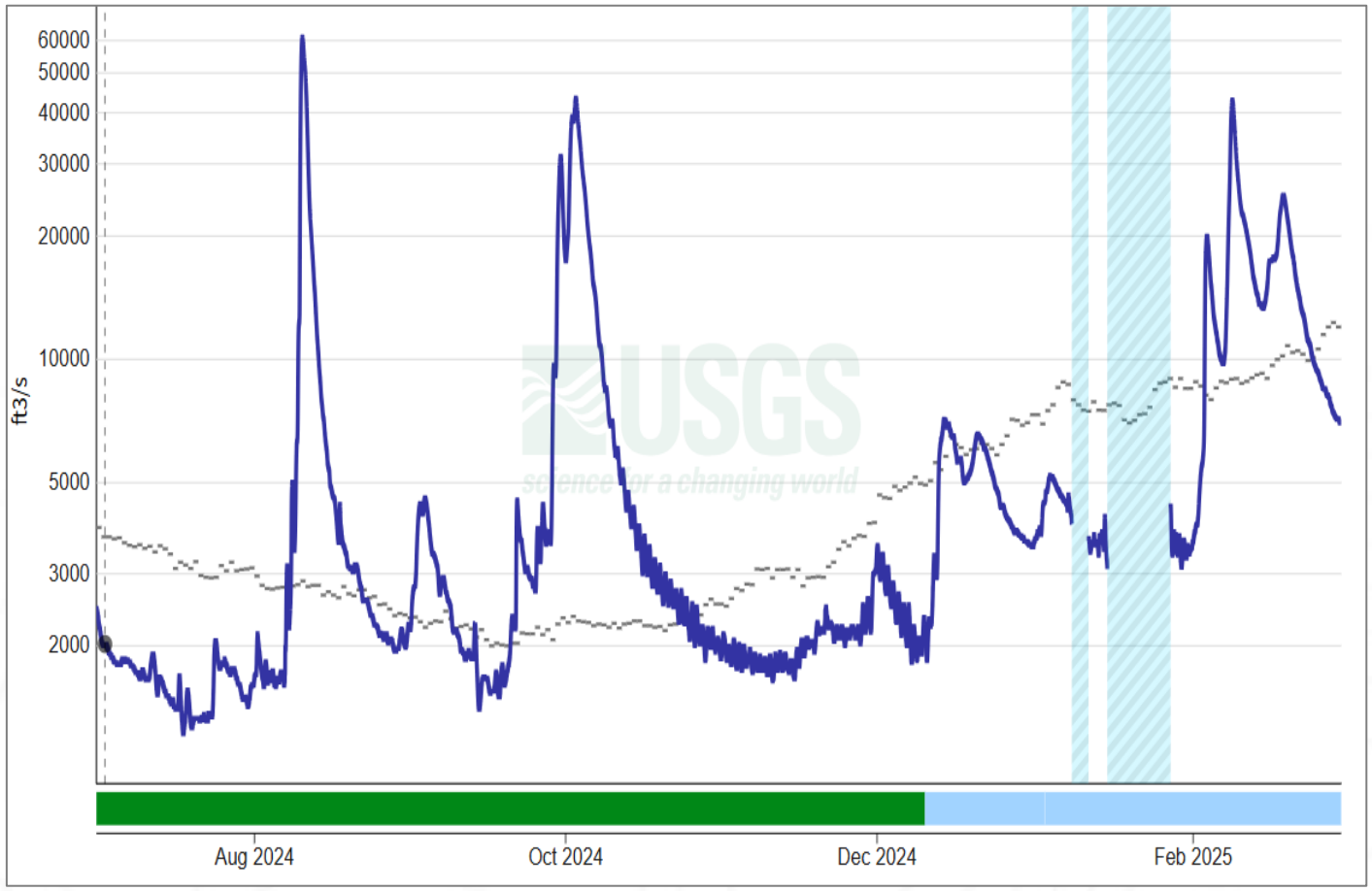
Sanitary sewer overflows remain below the national average, as reported by the EPA to Congress.



WATER

Source Water and Storage Capacity

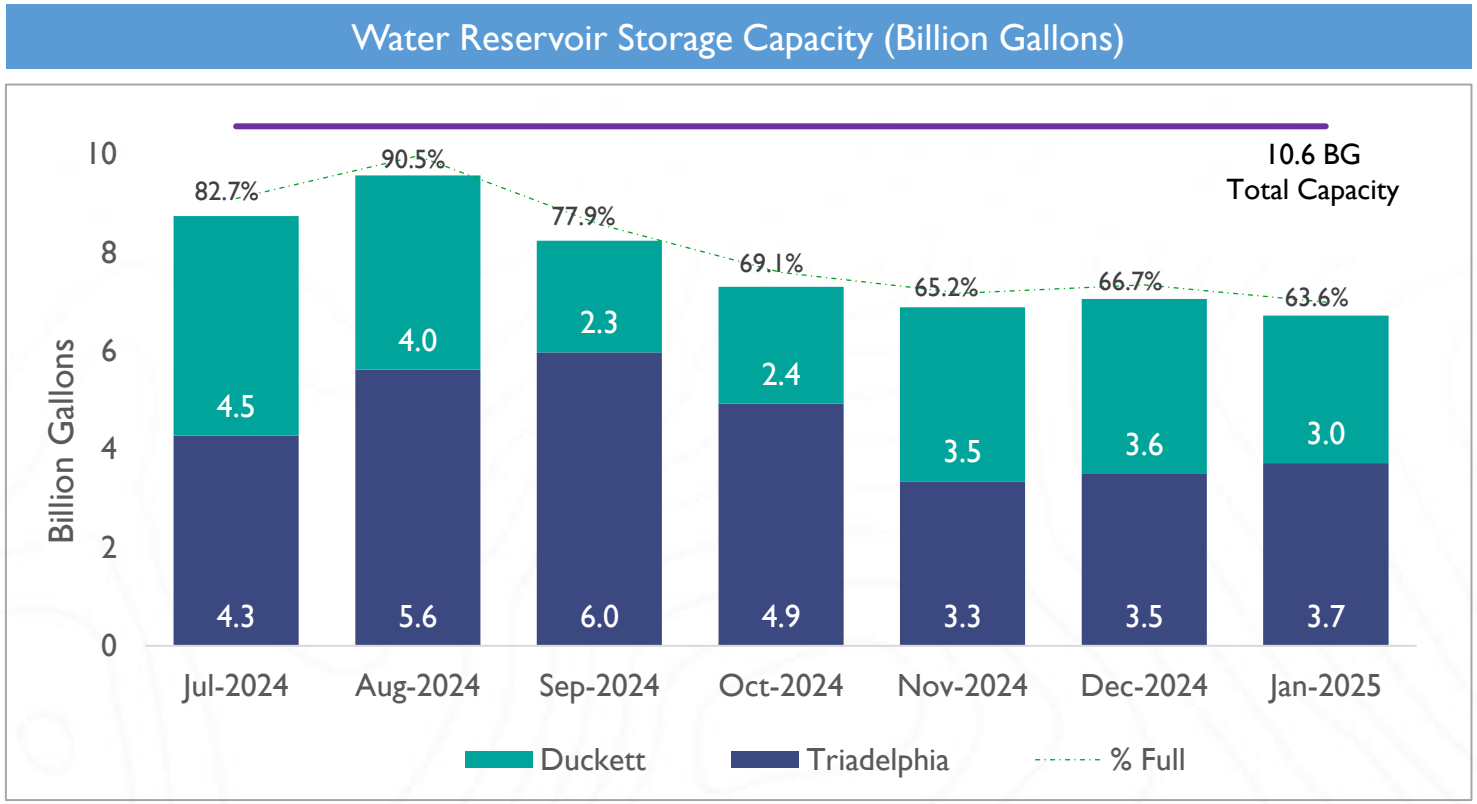
Potomac River Flow at Point of Rocks, MD (USGS Gage) - cubic feet per second (ft3/s)



- Low streamflow levels triggered drought monitoring for portions of Summer 2024.
- Reduced Precipitation: Rainfall is about 11-25% below historical averages
- Normal precipitation expected in coming months.
- Potomac River Supply Outlook is monitored as a region through the Interstate Commission on the Potomac River Basin (ICPRB) Cooperative Water Supply Operations (CO-OP)

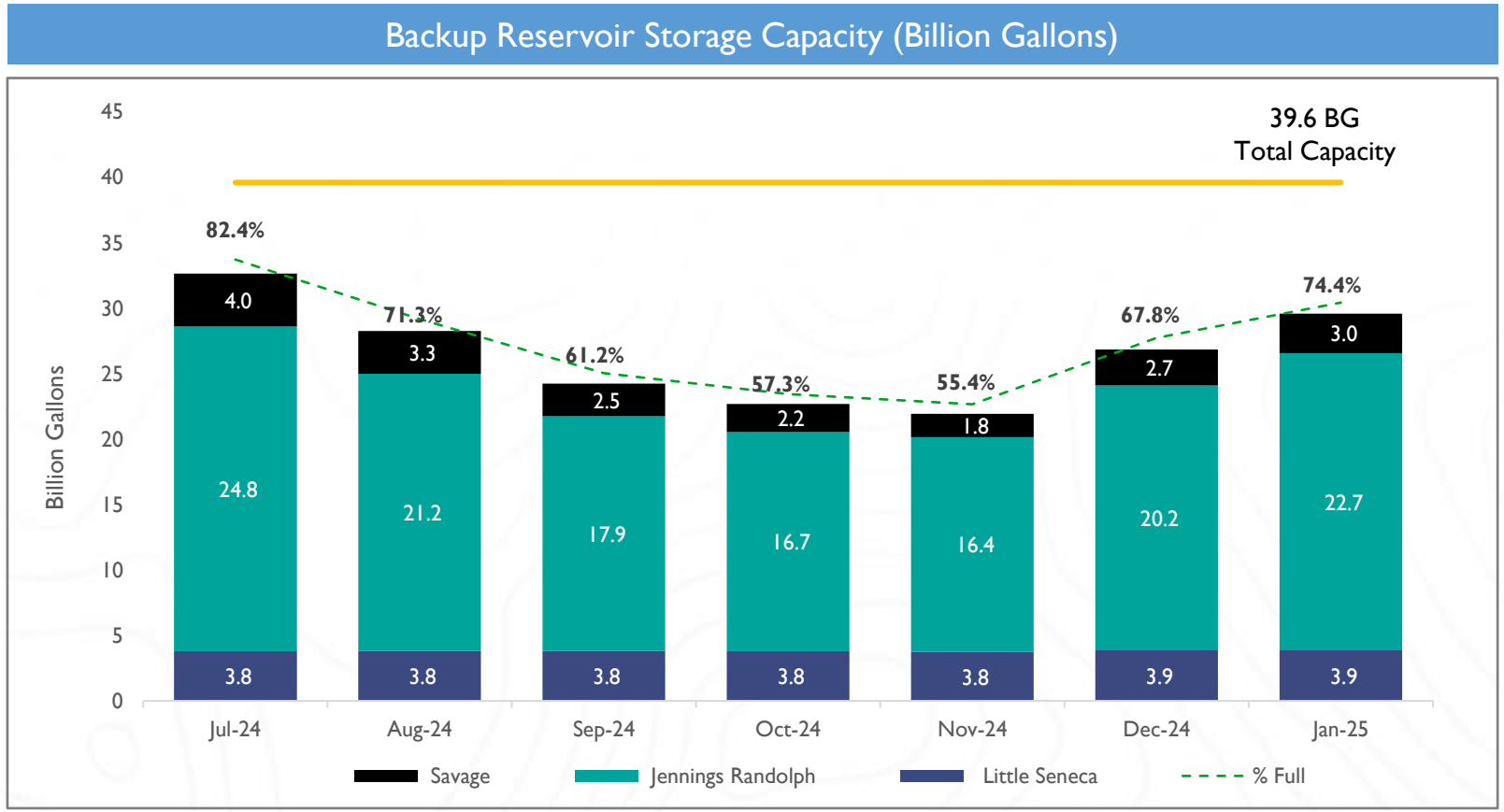
Source Water and Storage Capacity

- As of January 2025, Triadelphia and Duckett reservoirs achieved 63.6% of their total storage capacity of 10.6 billion gallons.
  - Storage decreases every summer and fall due to lower precipitation and higher water usage. Winter and spring precipitation help with storage refill.



Source Water and Storage Capacity (Backup Water Supply)

- As of January 2025, our backup reservoirs (Little Seneca, Jennings Randolph & Savage) held 74.4% of their 39.6 BG[1] capacity providing the stable contingency plan to manage supply reliability.
  - Storage decreases every summer and fall due to lower precipitation and higher water usage. Winter and spring precipitation help with storage refill

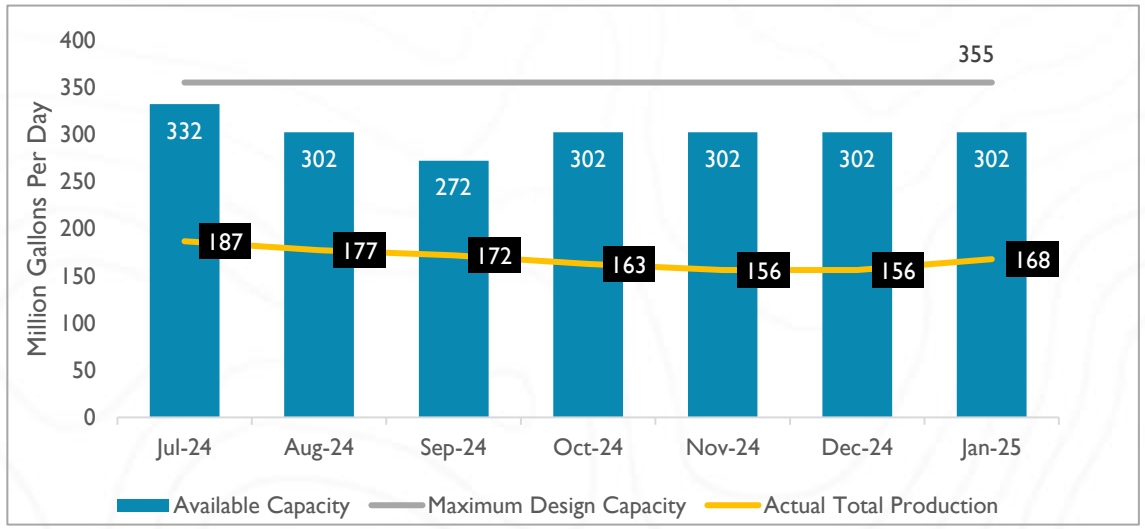


1- Of the 29.4 BG in Jennings Randolph Reservoir, 13.1 BG is available for use by the CO-OP cooperative water supply system

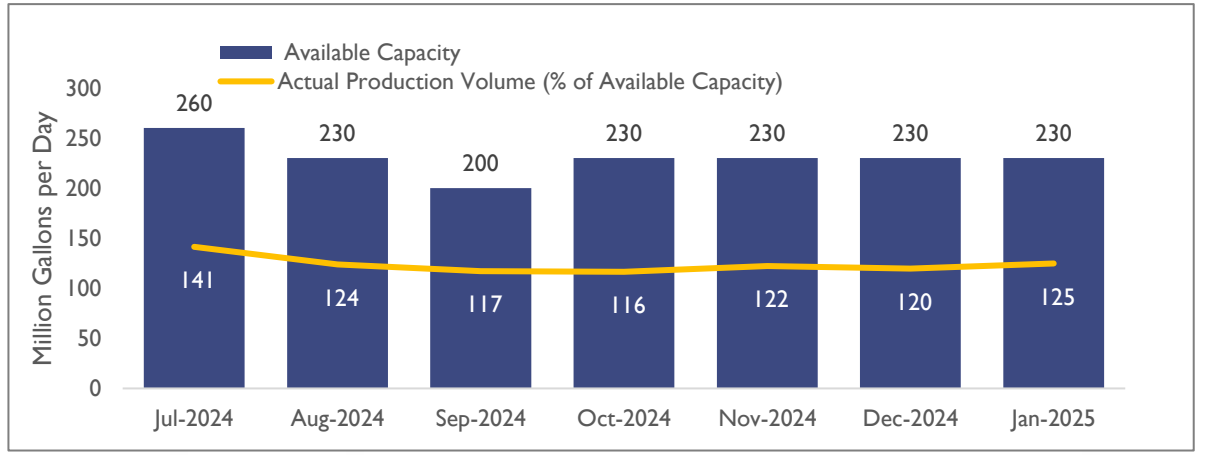
Water Production

- In January 2025, the total average demand and production was 168 million gallons per day (MGD). The Potomac and Patuxent Water Filtration Plants (WFP) produced 125 MGD (74%) and 43 MGD (26%) to meet the total average demand for the month, respectively.
- The total available water production capacity at Potomac and Patuxent was 302 MGD, or 85% of maximum design capacity. This is attributed to Consent Decree construction on Potomac sedimentation basins.
- The available production capacity is adequate to meet current average demand of WSSC Water's customers.

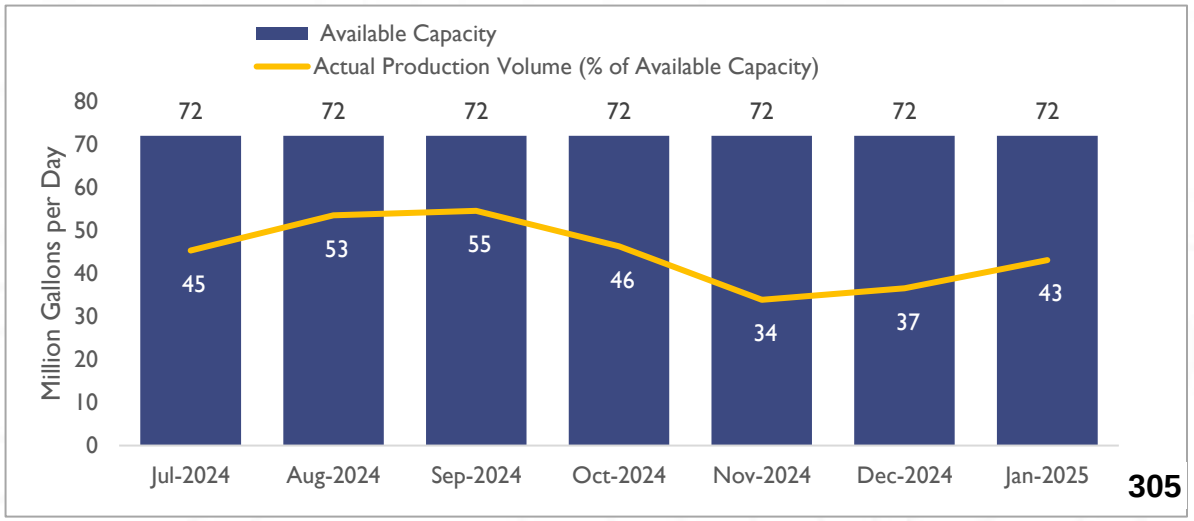
Water Treatment Capacity



Water Production at Potomac Water Filtration Plant



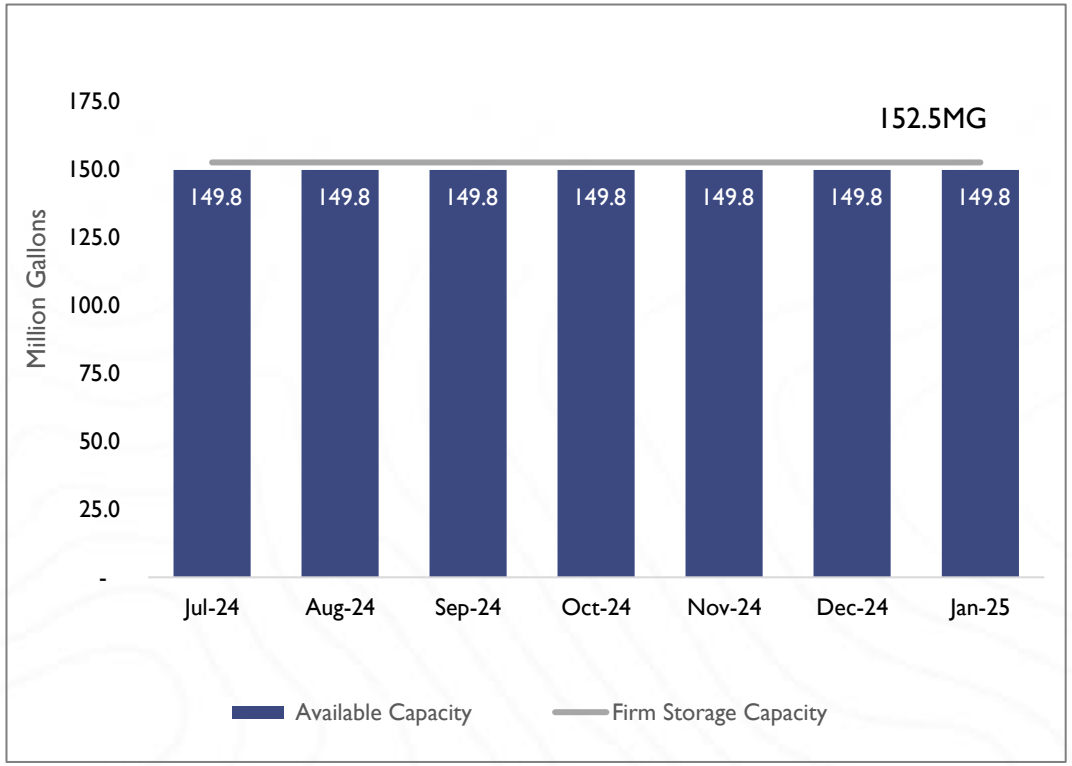
Water Production at Patuxent Water Filtration Plant



Finished Water Storage

- Storage capacity remained strong at 98% of maximum capacity.
- System capacity reliability depends on maintenance factors such as tank recoating and replacements.





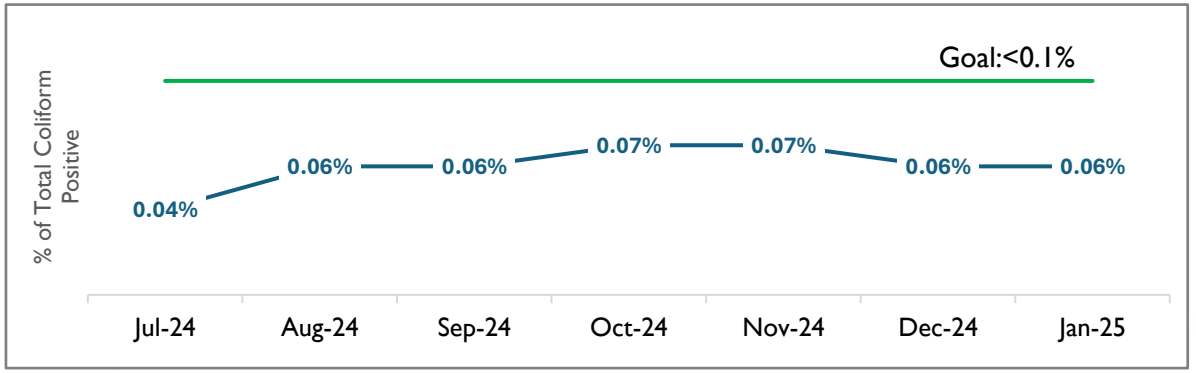
Water Quality

- Turbidity Levels:
  - Well below regulatory thresholds, reflecting excellent treatment performance.
- Coliform
  - Total coliform-positive samples met the internal goal of less than 0.1% as a 12-month running total.
- Taste and Odor Complaints
  - Remained below internal goal of less than 42 complaints per month.

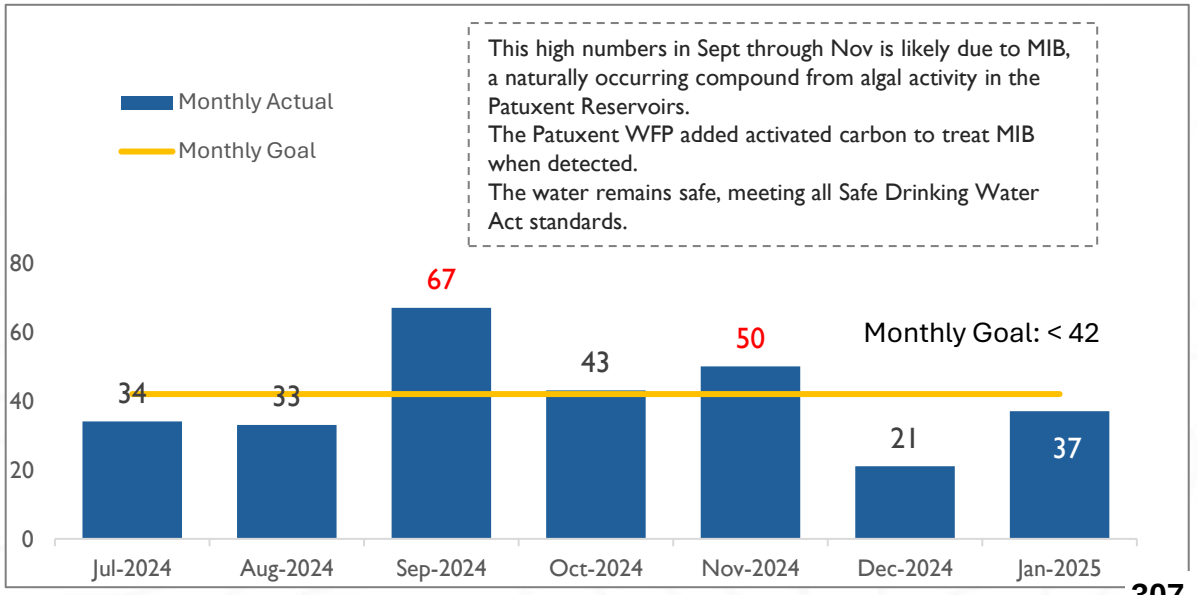
Turbidity

Metrics	Reporting Division	Goal	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Jan 2025 - Compliance / Non-Compliance	Trend
Potomac Filtered Water Turbidity - Monthly Avg NTU	Potomac	%<0.3 NTU	0.05	0.04	0.04	0.03	0.04	0.03	0.02	In Compliance	
Patuxent Filtered Water Turbidity - Monthly Avg NTU	Patuxent	%<0.3 NTU	0.04	0.04	0.03	0.04	0.03	0.02	0.03	In Compliance	

12 Month Running Total - Percent of Total Coliform Positive Samples



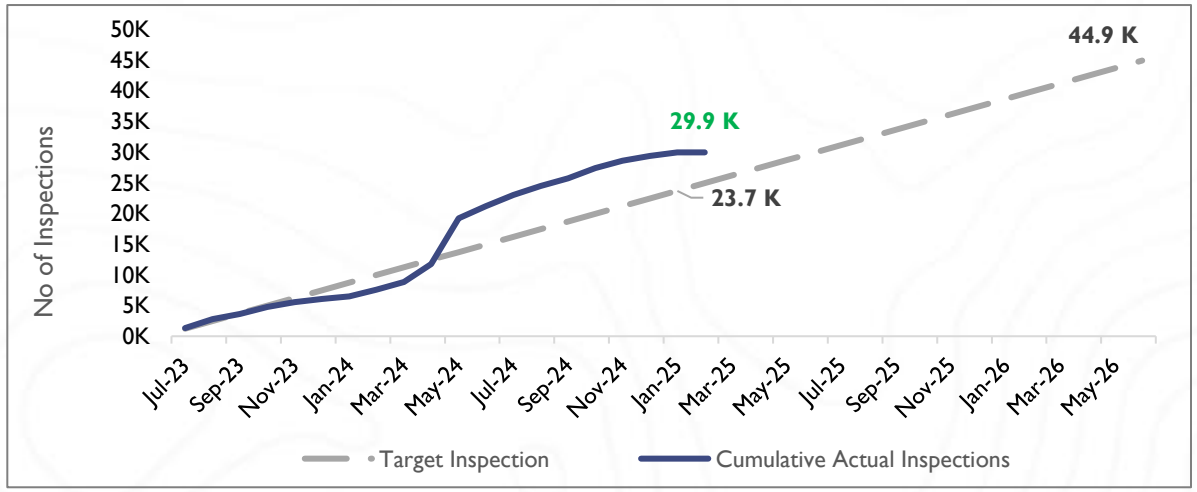
Taste and Odor Complaints



Fire Hydrant Management

- Total of 44,892 Fire Hydrants with a goal to inspect all within three years.
- WSSC water completed 29.9K completed inspections (66%) inspection goal between Jul 2023 and Jan 2025.
- WSSC Water is focusing on meeting the American Water Works Association (AWWA)* standards for fire hydrant inspections. Within the next few years, we will be inspecting all fire hydrants each fiscal year.
- In January 2025, we achieved ~96% availability of our Fire hydrants.
- Of the Fire hydrants out of service, 97% were back in service in one day or less.

Monthly Cumulative Fire Hydrant Inspections Vs Target



Monthly Fire Hydrants Availability

Month	Always Available		Out of Service		Total Fire Hydrants
	Count	%	Count	%	
Jul-24	44,523	99.2%	369	0.8%	44,892
Aug-24	44,426	99.0%	466	1.0%	44,892
Sep-24	44,485	99.1%	407	0.9%	44,892
Oct-24	44,269	98.6%	623	1.4%	44,892
Nov-24	44,233	98.5%	659	1.5%	44,892
Dec-24	43,739	97.4%	1,153	2.6%	44,892
Jan-25	43,282	96.4%	1,610	3.6%	44,892

Distribution of Out of Service Fire Hydrant Outage Period

Month	Less than 1 Day	1 day	2-7 days	8-30 days	Greater than 30 days	Monthly Total
Jul-24	249	77	10	17	16	**369**
Aug-24	353	89	15	3	6	**466**
Sep-24	301	67	16	15	8	**407**
Oct-24	378	223	7	13	2	**623**
Nov-24	525	105	13	14	2	**659**
Dec-24	1,063	57	17	15	1	**1,153**
Jan-25	1,322	235	28	5	20	**1,610**

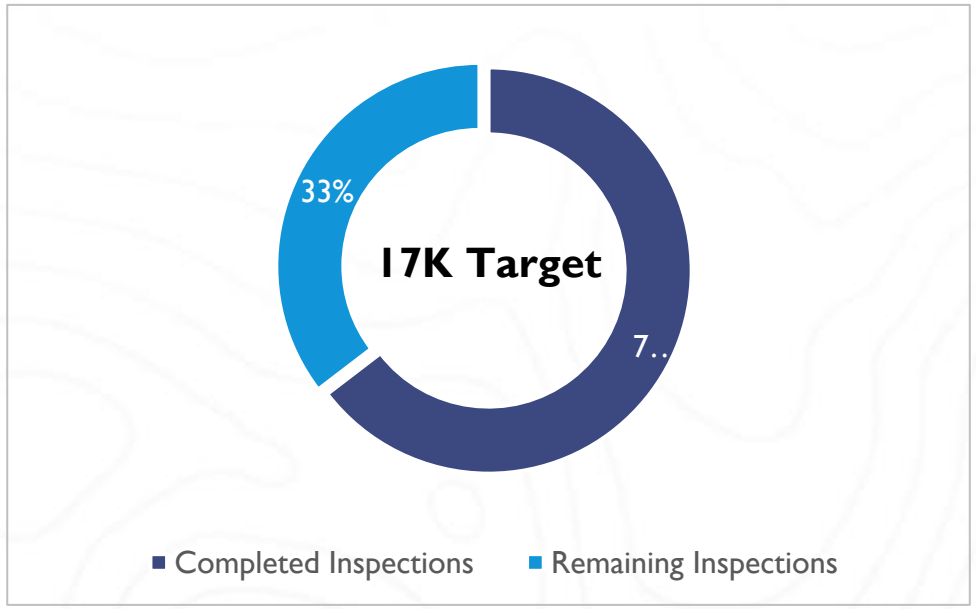
* The American Water Works Association (AWWA) is an international, nonprofit, scientific and educational society dedicated to providing total water solutions assuring the effective management of water.

Valve Inspection

- Utility Service Department (USD) has 1,470 large valves and 71,558 small valves.
- USD inspects 17,000 small valves and 500 large valves each fiscal year.
- The inspection process involves visual inspection, checking for leaks, corrosion, bypass condition, turn count, GPS location, rotation, and accessibility.
- Valve inspections are performed to maintain the operational resiliency of the water system.
- Large valve inspections are 65% complete and small valves are 77% complete. We are on target to exceed this goal.

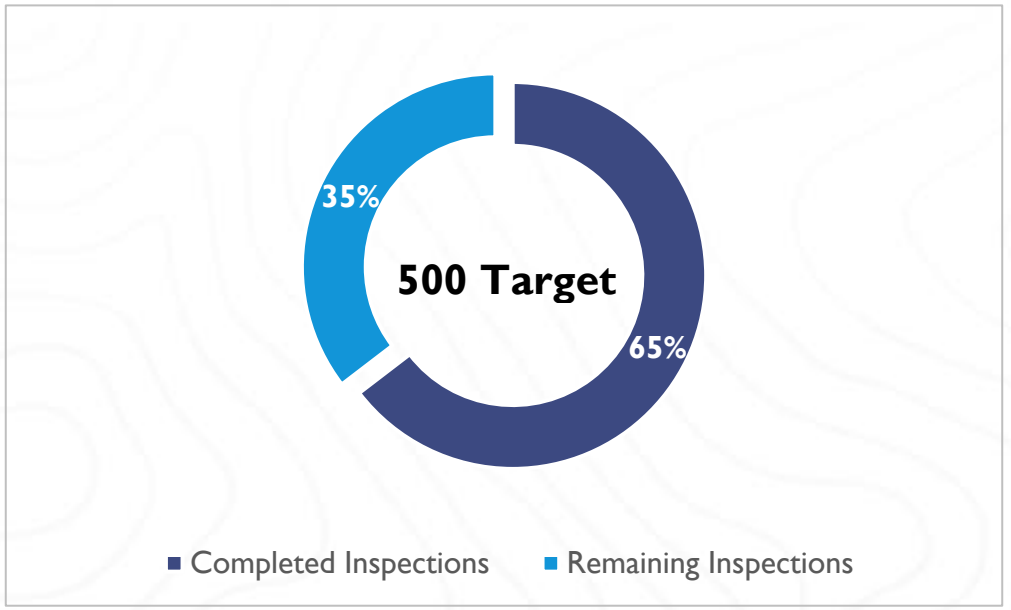
Small Valves Inspection

13,097 small valves inspected



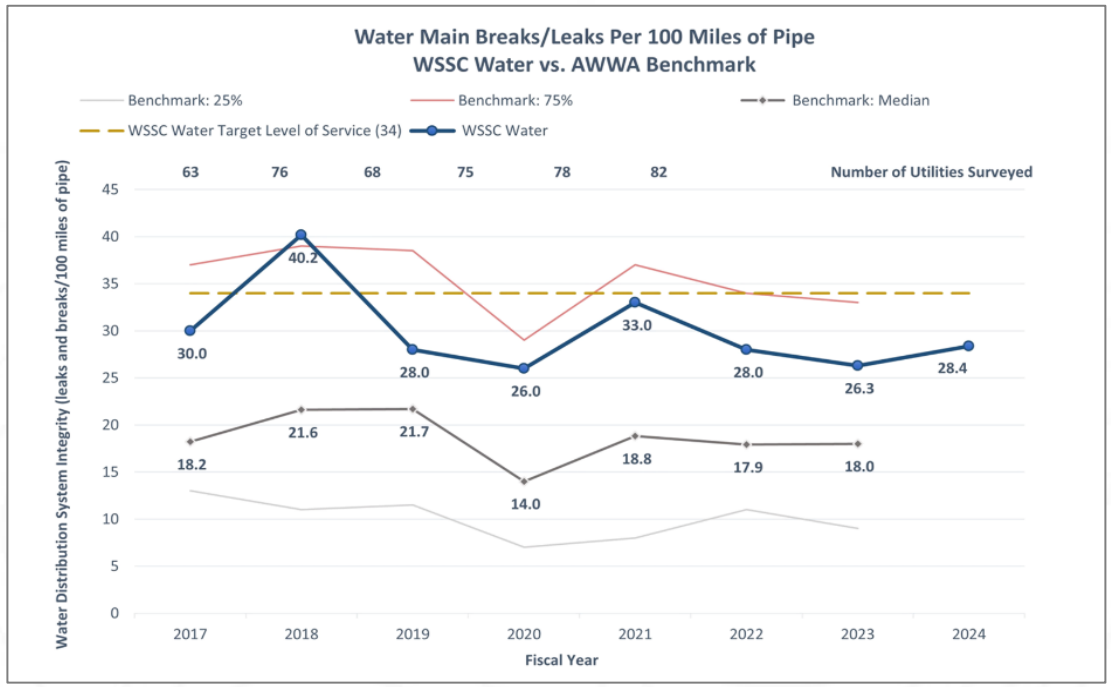
Large valves Inspection

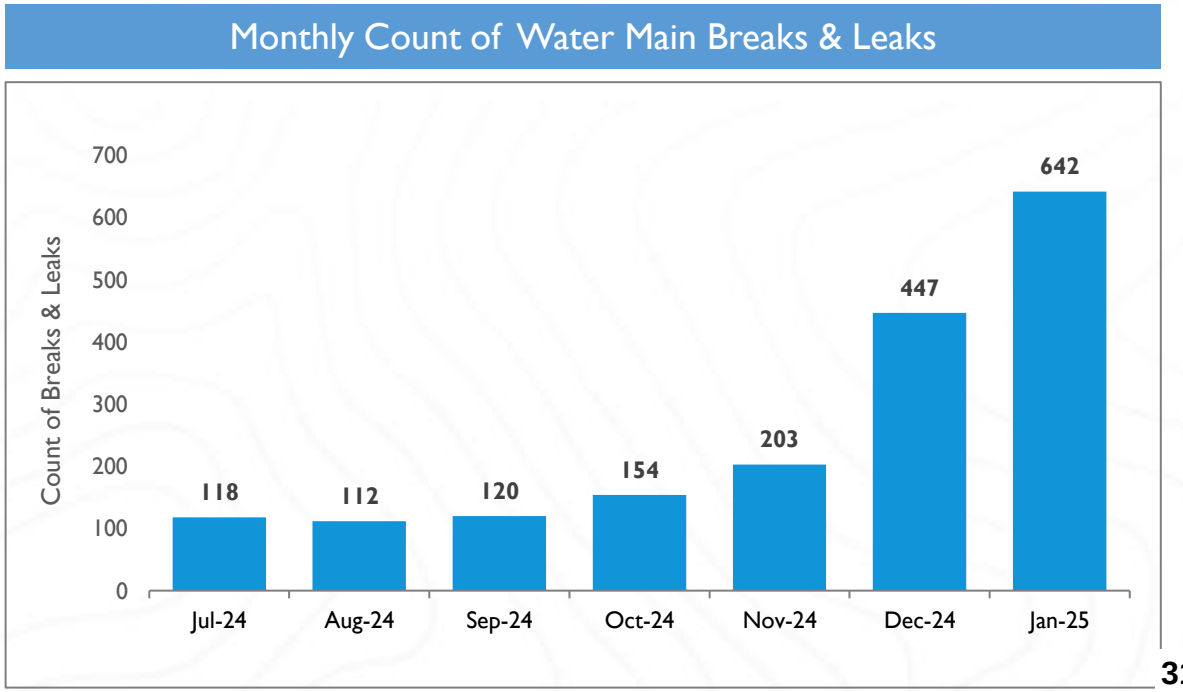
323 large valves inspected



Water Main Breaks & Leaks

- WSSC's water distribution system has approximately 5,900 miles of buried water pipe.
- The current Level of Service (LOS) goal is 34 water main breaks and leaks per 100 miles.
- To meet the current LOS goal, we must stay under 2,006 breaks and leaks per year.
- Most of the breaks and leaks happen in the winter months.
- WSSC performed a pilot using historical data and machine-learning algorithm (MLA) to calculate how many miles should be replaced each year to stay under the 34 breaks and leaks.
- Over the past six years, WSSC has replaced an average of 30 miles of pipe annually at a cost of $85 million per year.
- The MLA showed WSSC could stay under the LOS goal by replacing right under 40 miles per year. WSSC has plans to ramp up to 40 miles per year, from the current 30 miles per year, over the next three years. Replacement of 40 miles/year for water distribution mains starts in FY29 at an approximate annual cost of $115 million.
- To get WSSC below the AWWA Benchmark Median, the LOS goal would be around 18 breaks and leaks per 100 miles per year. See graph below.





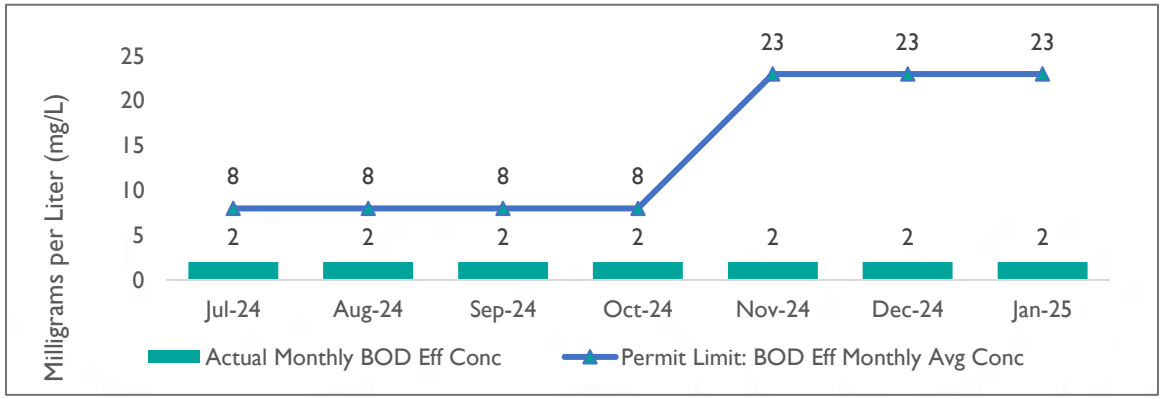


WASTEWATER

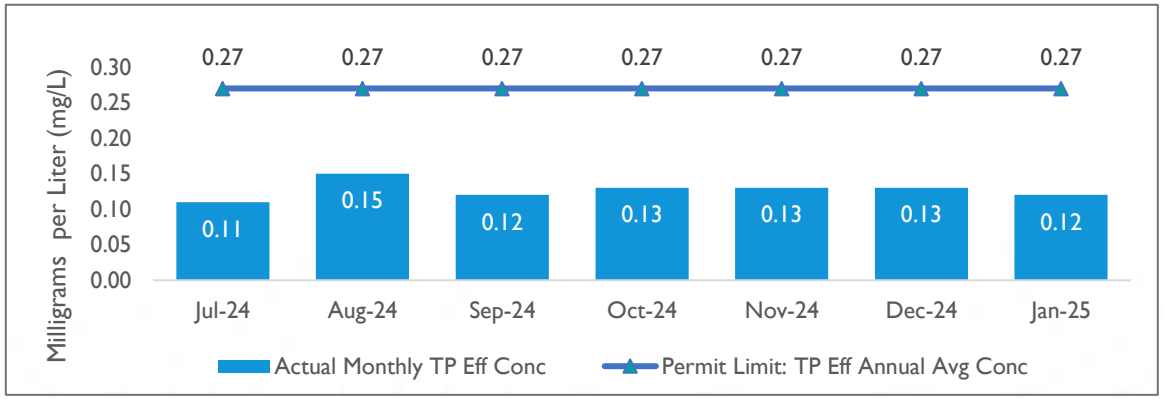
WRRF Performance-Effluent Quality (Seneca WRRF)

- Seneca facility, as with other WRRFs, is operating efficiently and well within regulatory compliance.
- There is a significant buffer between actual performance and regulatory limits, which suggests effective wastewater treatment processes.

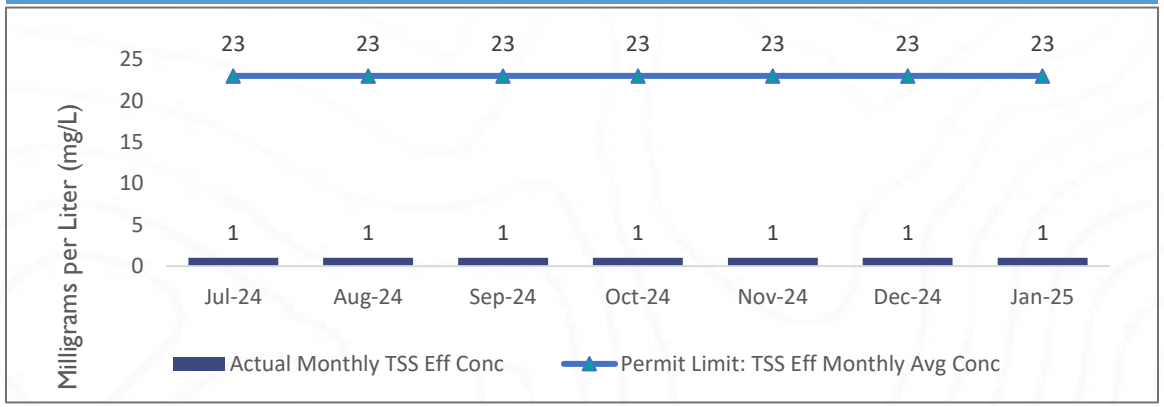
Monthly BOD_1 Eff Monthly Average Concentration (mg/l)



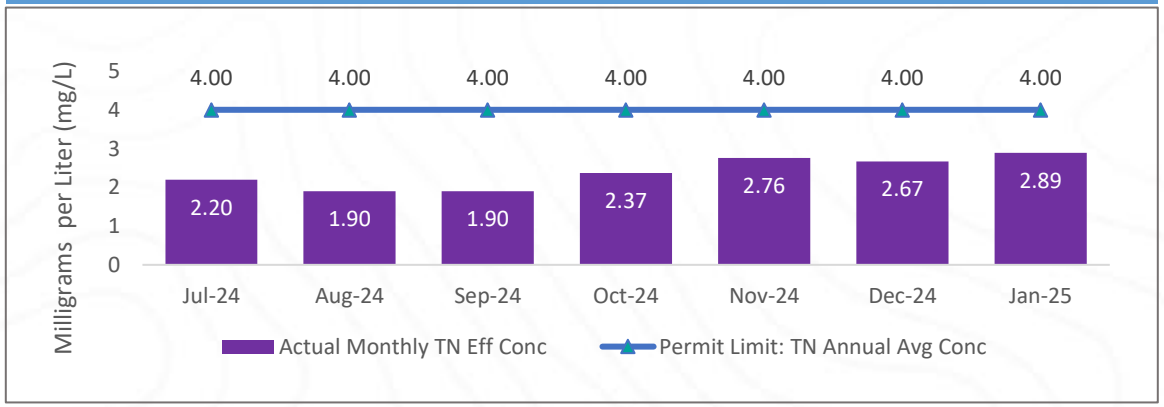
Monthly TP_3 Eff Monthly Average Concentration (mg/l)



Monthly TSS_2 Eff Monthly Average Concentration (mg/l)



Monthly TN_4 Eff Monthly Average Concentration (mg/l)



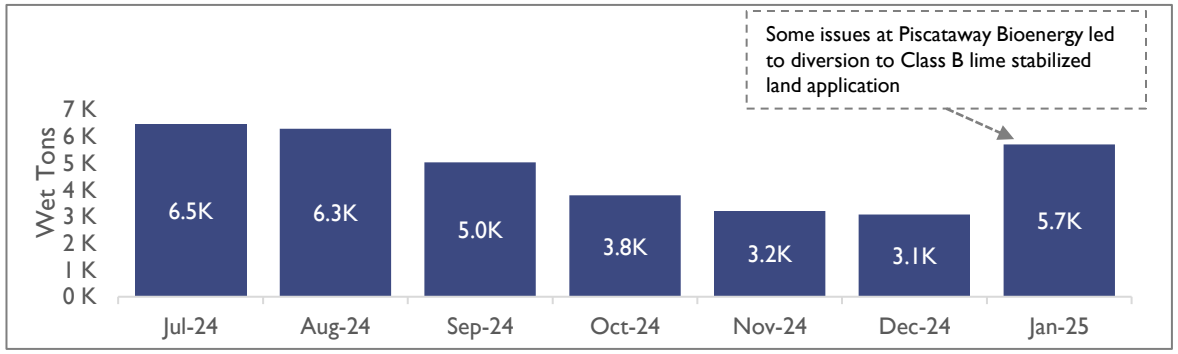
1: BOD represents Biochemical Oxygen Demand
2: TSS represents Total Suspended Solids
3: TP represents Total Phosphorus
4: TN represents Total Nitrogen

Biosolids Management

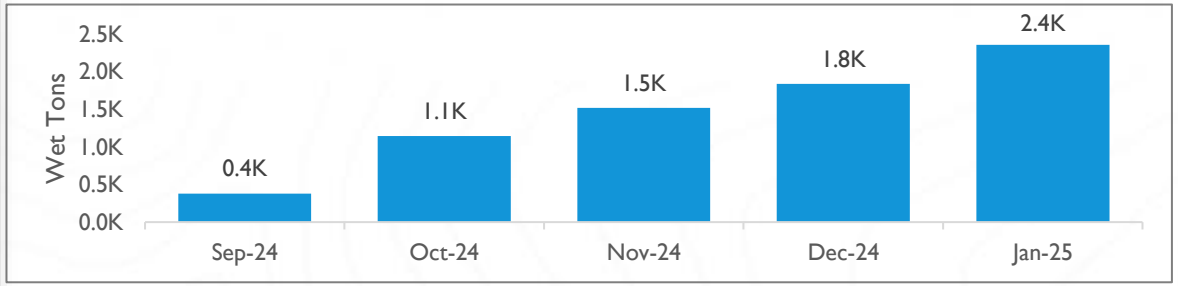
- We produced Class B Biosolids at all WSSC Water's WRRFs.
- We also maintain a cost sharing collaboration with DC Water at the Blue plains Advanced wastewater treatment plant to produce Class A biosolids
- Solids treatment is transitioning from Class B lime stabilization to Class A treatment at the new Piscataway Bioenergy Facility.
- As of January 2025, total production for Class B at the Piscataway Bioenergy plant was ~1.8K wet tons up from 0.4K tons in Sept 2024. Class B Biosolids from the other WRRFs was ~5.7K wet tons
- Total Class A Biosolids from Blue Plains was 6K wet tons in Jan 2025



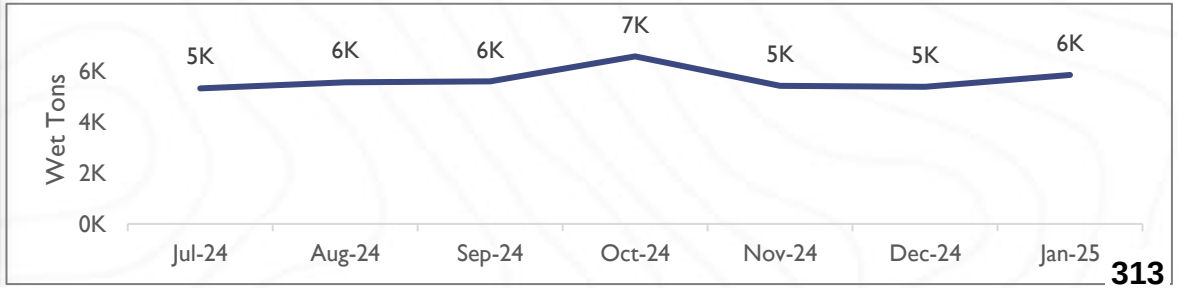
Total Biosolids to Lime Stabilization and Land Application as Class B



Total Biosolids Output from Piscataway Bioenergy to Land Application



WSSC Water- Land App Wet Tons (Class A Biosolids from Blue Plains)

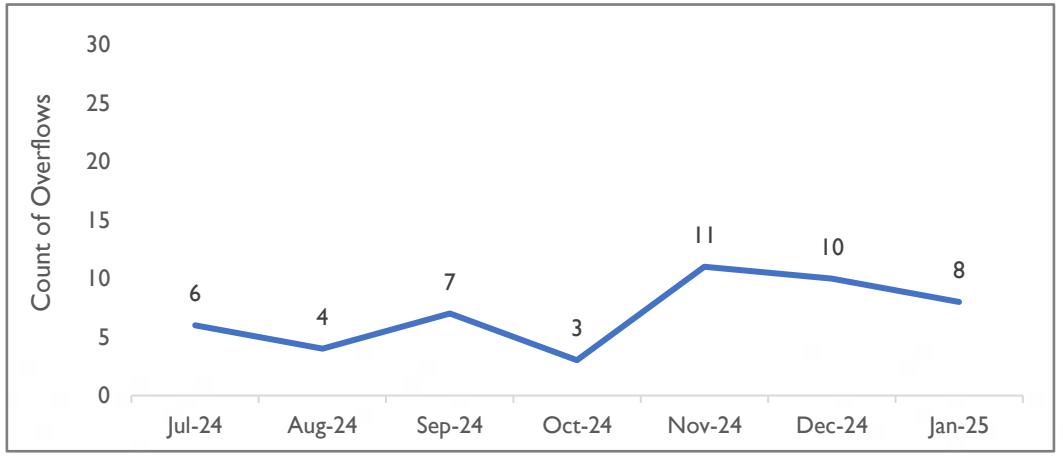


313

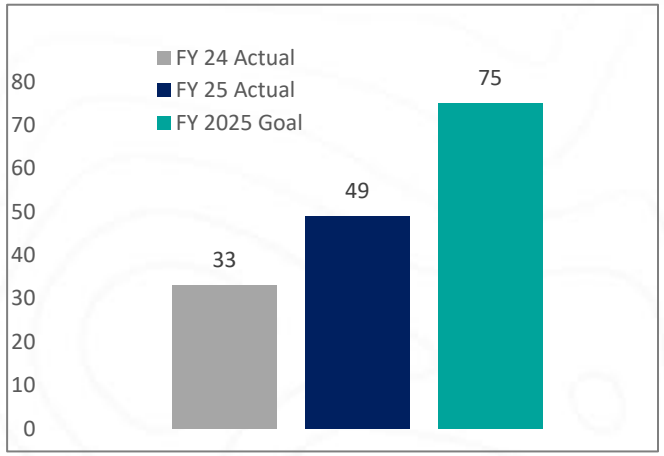
Sanitary Sewer Overflows (SSOs)

- We recorded 49 sewer overflow incidents, representing 65.3% of our annual target of fewer than 75 incidents.
- Our target is 3.0 SSOs per 100 miles of sewer.
- EPA's report shows the national average for SSOs is 4.5 per 100 miles of sewer and 28.2 per 100,000 people.
- Our FY25 data indicates 0.87 SSOs per 100 miles of sewer and 2.58 SSOs per 100,000 people.
- There were 8 SSOs in January, caused by roots, roots & grease, roots & wipes, and unknown factors.
- There was a 24% decrease in SSOs from FY23 to FY24.
- **99% -** Total volume reduction of SSOs, including a 64% reduction in the total number of annual SSOs between calendar years 2006 and 2024.
- SSOs occur due to broken mains, root intrusions, grease buildup, debris accumulation, structural defects, surcharges, defective material, stream erosion, force main failures, and non-flushable wipes.

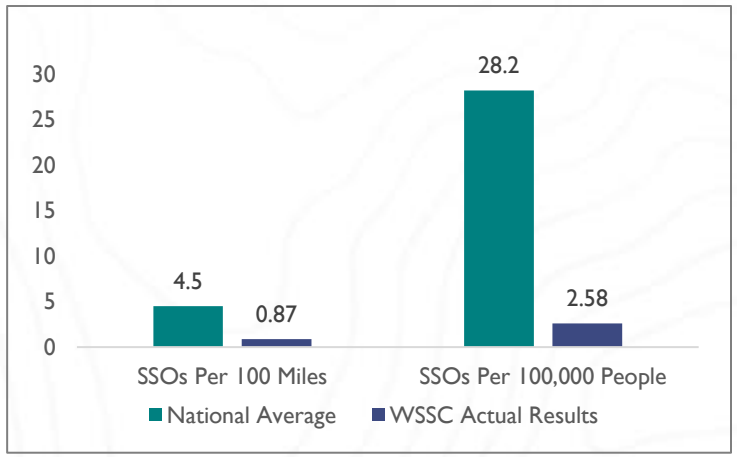
Monthly Distribution of Sanitary Sewer Overflows (Count)



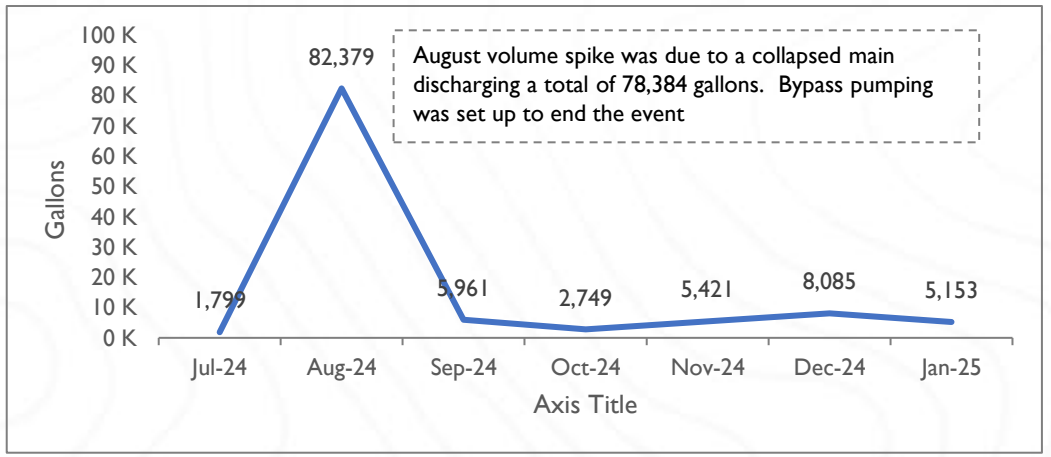
SSOs FY 25 Actuals Vs Target



WSSC Water Actual SSO Results Vs National Avg



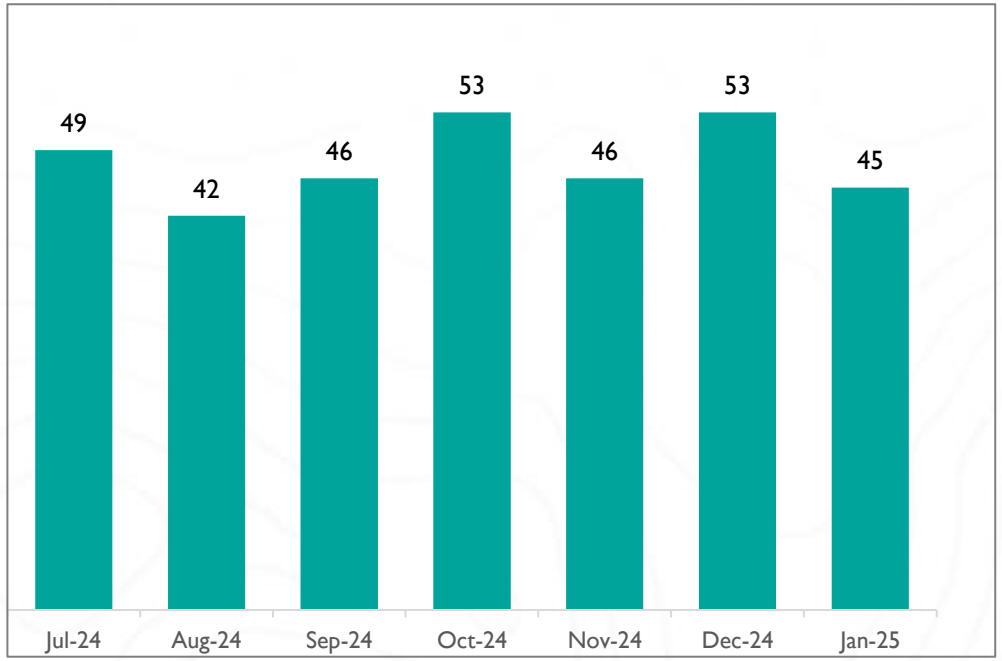
Monthly Volume of Sanitary Sewer Overflows (Gallons)



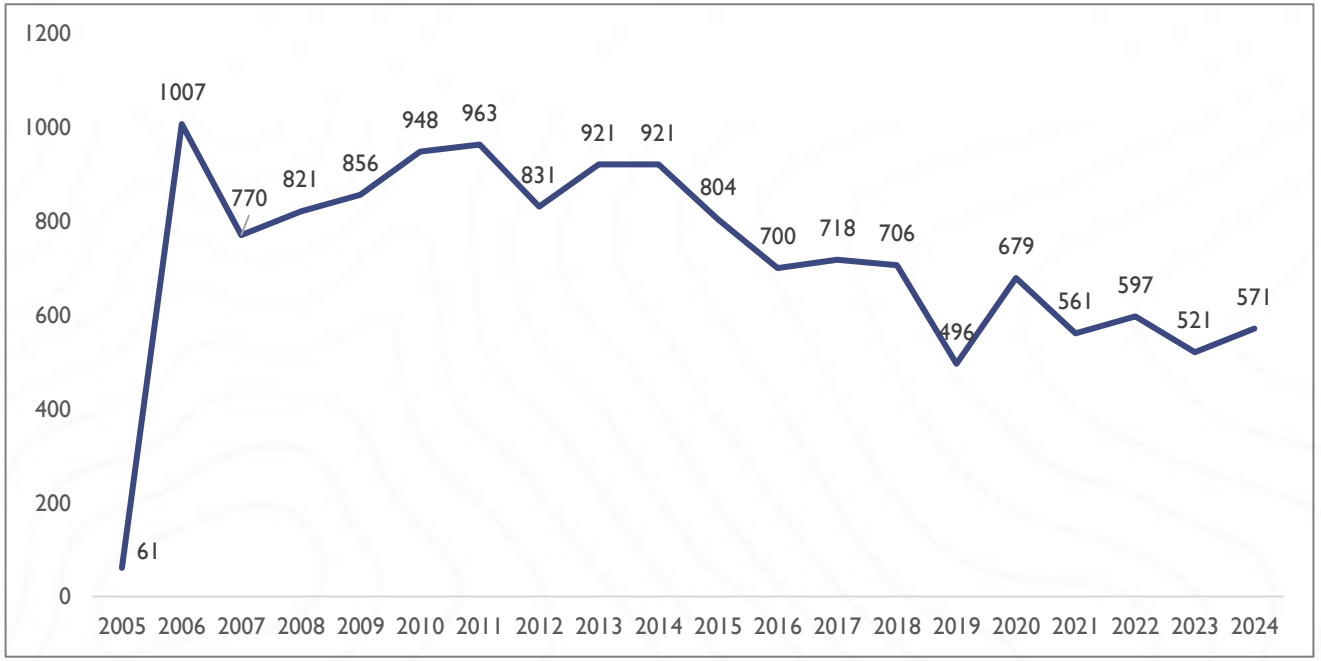
Basement Backups (BBKs)

- We recorded 337 BBKs in FY25.
- There were 45 BBKs in the month of January. None were wet weather related.
- Our target is 16 BBKs per 100 miles of sewer. Our data indicates 5.96 BBKs per 100 miles of sewer.
- Our data indicates 17.7 BBKs per 100,000 people.
- A 44.2% reduction in the total number of annual BBKs between calendar years 2006 and 2024.
- There was a 14.8 % decrease in BBKs between FY23 to FY24.
- Basement backups occur due to root intrusions, grease buildup, surcharges, debris accumulation, structural defects, and non-flushable wipes, all of which can obstruct sewer mains and service laterals.

Monthly Distribution of Basement Backups



BBKs recorded between CY 2005 and CY 2024



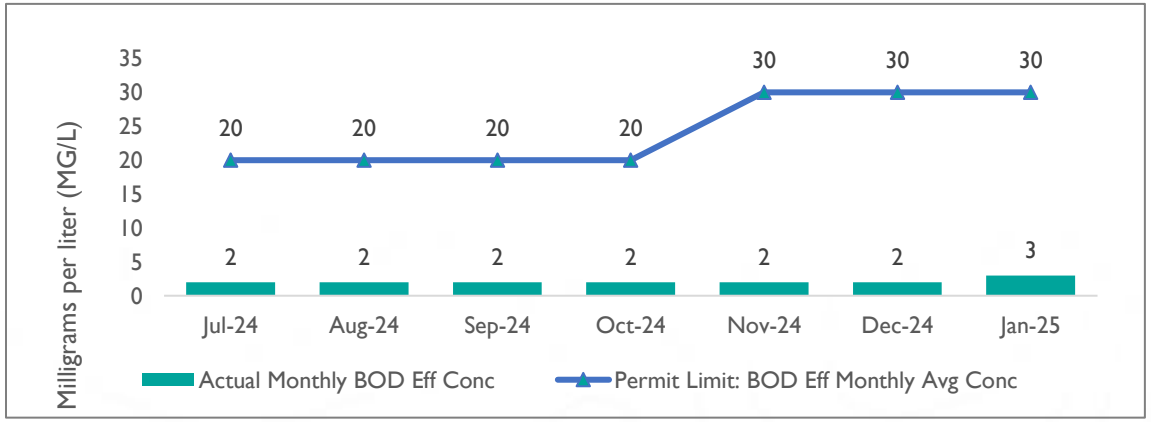


APPENDIX

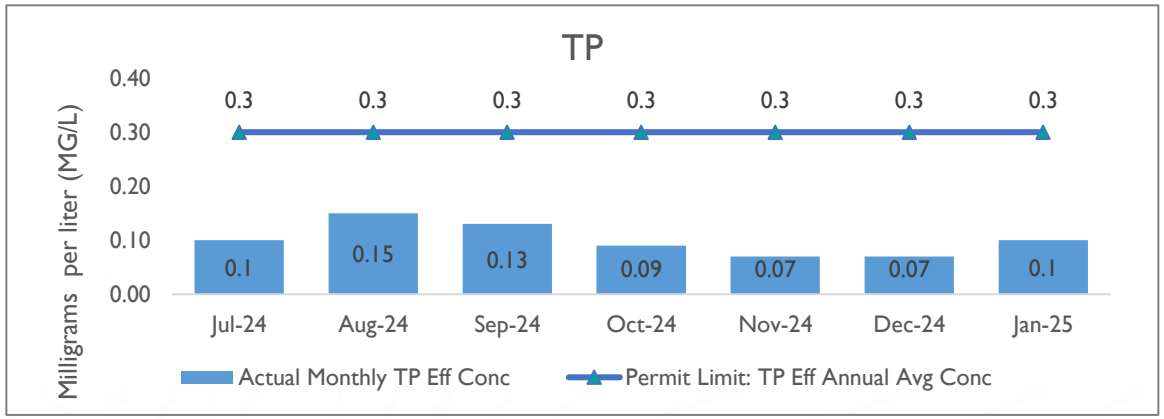
WRRF Performance-Effluent Quality (Parkway WRRF)

- Parkway facility, as with other WRRFs, is operating efficiently and well within regulatory compliance.
- There is a significant buffer between actual performance and regulatory limits, which suggests effective wastewater treatment processes.

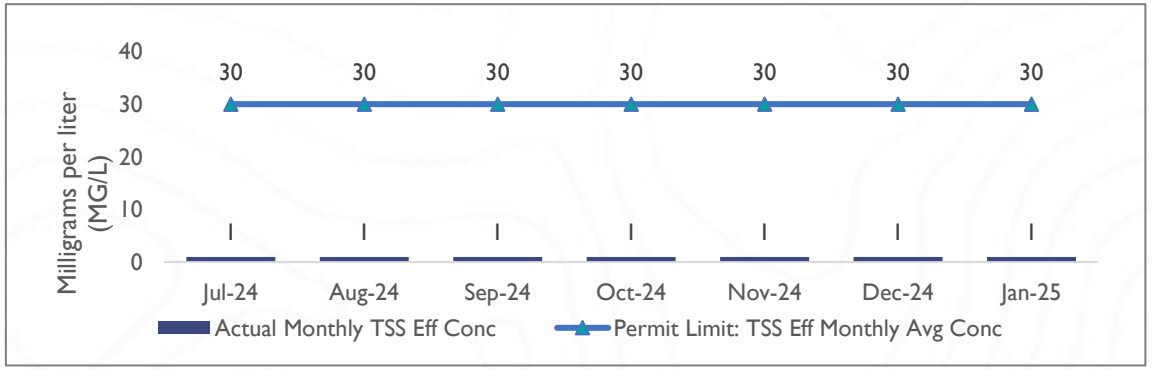
Monthly BOD_1 Eff Monthly Average Concentration (mg/l)



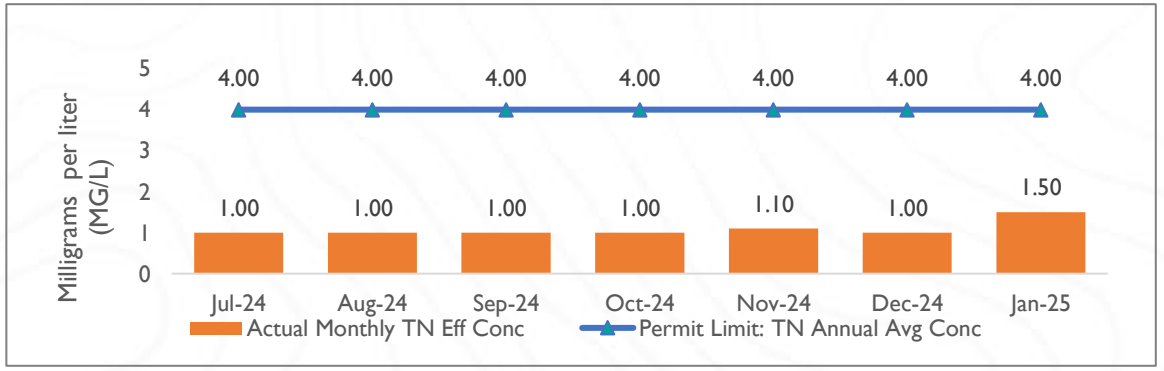
Monthly TP_3 Eff Monthly Average Concentration (mg/l)



Monthly TSS_2 Eff Monthly Average Concentration (mg/l)



Monthly TN_4 Eff Monthly Average Concentration (mg/l)



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WSSCWATER
DELIVERING THE ESSENTIAL



WSSCWATER
DELIVERING THE ESSENTIAL

Enterprise Risk Management Presentation Commission Meeting

GM's Office of Performance & Accountability

Helen Hagos, Performance & Accountability Director (Acting)

March 19, 2025

Today's Agenda

1 Enterprise Risk Management (ERM) Program

- ERM's Purpose and Value
- Framework
  - ISO 31000
  - COSO Framework

2 Integrating ERM into Business Processes

- Three Lines of Defense Model
- Departmental Performance Reviews, STAT, Strategic Plan Implementation
- Collaboration with the Office of Inspector General

3 Risk Register & Progress

- ERM Refresh

ERM

ERM **Purpose & Value**: A consistent and **systematic approach** to proactively identify uncertainties, with a **focus towards the most significant enterprise risks** and opportunities with that are most impactful to WSSC Water's ability to execute on its **One Water mission**, achieve its performance objectives, and support its **Core Values**.



Guiding Framework

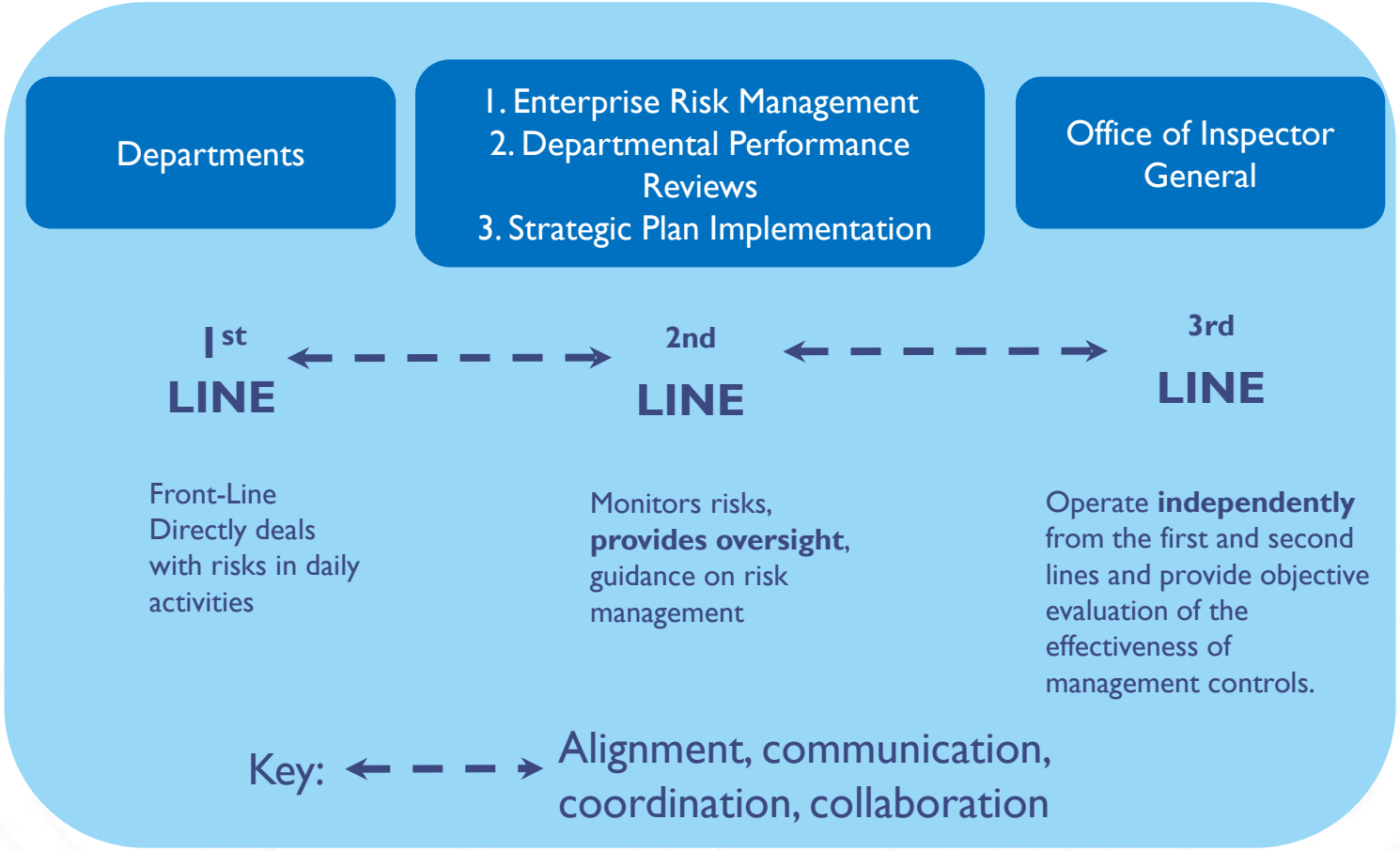
Enterprise Risk Management is guided by two main principles:

- ✓ **ISO 31000**: The International Standards Organization's framework for risk management, which provides principles and guidelines for effective risk management practices.

- ✓ **COSO ERM Framework:** Developed by the Committee of Sponsoring Organizations of the Treadway Commission, this framework emphasizes integrating risk management into strategy and performance.

Enterprise Risk Management as a tool to **strengthen defenses and enhance performance.**

Three Lines of Defense



Increased Defenses

High-Performing & Resilient Organization

Integrating Risk Activities in the Departmental Performance Review Process

Process Overview

Preparation and Objective Setting

Define Objectives: Clarify the **purpose** of the review. Are you evaluating **compliance**, **performance, efficiency**, alignment, resource allocation, etc.?

Stakeholder Engagement

Identify Key Stakeholders: Engage team members, leadership, and any other departments that interact closely with the department.

Use one-on-one interviews and surveys to collect more specific insights.

Data Collection & Analysis

Collect policies, procedures, and any other artifacts. Check compliance with organizational standards or regulations. Look for any **risk areas or gaps**, such as lack of adherence to procedures or missing documentation.

Reporting & Follow-up

Present **executive summary**, **findings,** and r**ecommendations** to stakeholders. Work with the department on implementing **corrective actions**.

Key Outputs:

- Findings and Recommendations
  - Summarize Observations: Clearly document compliance issues, control weaknesses, and risk areas.
  - Provide actionable suggestions for remediation, specifying improvements to processes, documentation, and control mechanisms.

Value:

- **Proactive** issue identification can help to anticipate and **address challenges** before they have negative impact.
- Supports departments to **address inefficiencies**, **non-compliance** and potential risks.
- **Enhances performance** by examining the effectiveness of processes and removing inefficiencies and barriers.
- Builds a culture of **continuous improvement.**
- Regular reviews and improvement can **reduce** the number of **audit findings and reoccurring issues** over time

Risk Register

Below is the current list of enterprise risks organized by Strategic Priority.

Workforce Development & Culture

- ER3 -Resources availability, expertise and well-being may be challenging
- ER9 -Increased safety risk for Team H2O during normal operations (e.g. for confined space entry, excavations, traffic and lockout / tag out)

Affordability & Financial Viability

- ER2 - Risk of being underfunded across time to execute critical operations and maintenance activities while revenues might potentially be delayed longer than expected

Customer Engagement & Partnerships

- ER15- Risk of growing customers' expectations and dissatisfaction

Sustainability & Resiliency

- ER11- Increased risk of contamination
- ER12- Uncertain long-term solution to dispose of the biosolids and residuals

Optimizing Operations

- M2- The risk of unusual, cumulative or prolonged circumstances which may place a burden on production capacities, leaving WSSC Water in a vulnerable position
- ER4 - Risk of discontinuity for critical procurement contracts: lack of consistency and robustness in managing the contracts and the vendors' performance
- ER6 - Risk of increased backlog for field activities
- ER7 - Absent of SMI, there is a risk of redundant unplanned expenses and delays in combination with operational obstacles to address meter replacement

Asset Management & Infrastructure Reliability

- M3 - Risk of unavailability of the Potomac plant for a critical time
- ER5 - Physical assets pushed to their limits
- ER10 - Some facilities and offices may become unavailable in the medium or long term (3 10 years)

Digital Transformation

- ER8 - Risk of an attack or a Breach (passive or active) of WSSC Water's systems that contain confidential / sensitive data
- ER13 - The OUS technology constraints impact WSSC Water's inability to operate in a stabilized and effective manner
- ER14 - Risk of decommissioning MMIS*, including data transfer and interface of the new system with existing ones

Stakeholder interviews conducted to gather **perspectives**, **assess** the program, and **enhance buy-in**.

Stakeholders

1. David McDonough, *Deputy General Manager, Mission Support*
2. Aklile Tesfaye, *Deputy General Manager, Chief Operating Officer*
3. Munetsi Musara, *Chief Financial Officer*
4. Thomas Kuczynski, *Chief Information Officer*
5. Caprecia Poole-Williams, *Chief Procurement Officer*
6. David Gill, Chief of Health & Safety
7. Lisa Watts, *Acting Chief of Human Resources*
8. Bob Maloney, *Acting Police and Homeland Security Director*
9. Glen Diaz, *Director Utility Services*
10. Al Roshdieh, *Director, General Services*
11. Chuck Brown, *Director, Communications*
12. John Curry, *Director, Customer Service*
13. Ben Thompson, *Interim Production Director*
14. Frederick Lees, *Deputy Director, General Services*
15. Alan, Sauvageau, *Division Manager, Enterprise Asset Management*
16. Kelly Caplan, *Division Manager, Customer Engagement & Advocacy*
17. Michael Jackson, *Division Manager, Procurement*
18. Kiyon Harley, *Division Manager, Procurement*
19. Amado, Carsky, Division Manager, Asset Management, Production
20. Glen Parks, *Division Manager, Meter Services*
21. Malcom Taylor, *Principal Environmental Engineer*
22. Priscilla To, *Sr. Scientist, Operational Reliability & Resilience Office*
23. Christopher Caro, *Section Manager, Condition Assessment*
24. Lyn Riggins, *Section Manager, External Communications & Livestream Ops*
25. Eric (Joey) Curtis, *Emergency Manager*
26. Lingyi Zhang, *Infrastructure Optimization Specialist*



Risk Mitigation Plans & Progress

Risk Name	M2 - The risk of **unusual, cumulative** or prolonged circumstances which may place a **burden on production capacities**, leaving WSSC Water in a vulnerable position
Mitigation Plans	**Progress**
1. Get access to an **increased volume** to plan for unusual circumstances	• The US Army Corps of Engineers (USACE) reported at the December Commission meeting on the **backup water supply feasibility study**. • Work on the Army Corps Feasibility Study will begin in February 2025. This is a 3-year process to perform all work related to completing the study. • After consensus is reached on a recommended alternative, the report will be sent to the Army Corps headquarters for final review and approval and then finally the report will be sent to Congress for review and approval and subsequent authorization for the next step involving design and construction.
2. Increase water production – Medium-term	• 4th raw water line installation at Patuxent is completed and stress tested at 100 MGD. • Continuous monitoring of all outside events
3. Add redundant piping wherever possible on the Potomac property and distribution system	The design project to build redundancy on the existing 78" pipe for Potomac has been awarded.
4. Little Seneca dredging project to increase storage capacity. Removing dredging allows for more storage capacity.	The Task Order to finalize 30% design, originally scheduled to be complete in December 2024, is ongoing. There's an estimated three (3) month delay. The Basis of Design Report, finalized in October 2024, identified a need to perform additional soil borings which requires Joint Permit Application (JPA) approval. The JPA was submitted to MDE on 11/26/24. The consultant recommends that WSSC Water consider alternative project delivery methods, specifically Construction Manager At Risk (CMAR), to minimize overall risk associated with this project. GCO and Procurement are having discussions to determine whether CMAR is an option.

Risk Name	M3 - Risk of unavailability of the Potomac plant for a critical time
Mitigation Plans	**Progress**
1. Monitor the development of the microgrid as alternative or back-up power sources	• Feasibility study completed; simple payback is 8 years. • Recommended preliminary design first, then design-build contract. • Developed RFP scope of work for Preliminary Design
2. Reassessment of current camera capabilities at the Potomac plant	• Kicked off J100 Risk and Resilience study, the review included Security and Vulnerability components. The report will be finalized in March 2025. Findings from report will define next steps. • Security network upgrade underway - new sever being installed. • New computers being installed in 24/7 Security operations center to support new server, and additional camera feeds
3. Fill the system. Constantly test the Potomac River	• Implemented as business as usual

4. Continue to develop emergency planning and responses	• COOP Core Plan updated on 12/31/2024
	  • Aligned plan with Emergency Operation Plan
	  • Contact information updated
	  • Plan is to enhance the COOP annex section of the document through contract support
	• In person FEMA ICS Training offered to workforce in October 2024 (100, 200, 700 and 800).
	• Emergency Operations Plan (EOP) updates ongoing - anticipated final draft by end of February 2025
	• Site Specific Emergency Response Plans for each staffed location being built. (estimated completion July 2025)

Risk Name	ER2 - Risk of being underfunded across time to execute critical operations and maintenance activities while revenues might potentially be delayed longer than expected.
Mitigation Plans	**Progress**
1. Continue advocacy for rate increase	We have **ongoing advocacy activities** built into our processes. The rate-setting design process ensures that the rates **customers pay are fair**, **sufficient to ensure the continued financial viability** of WSSC water utilities and to enable critical maintenance and infrastructure investment and align with best practices and in accordance with state law. • Special rate-setting meetings • Budget public hearings. • Capital Improvement Plan (CIP) presentations
2. Monitor and collect delinquent accounts	**Revenue Recovery Efforts** • Promise Pay (3rd party solution that facilitates pay plans - more seamless). The result is that Customers stay on track 94% of time. • Get Current 1.0 was in 2023 • Get Current 2.0 Campaign launched on March 1 and will run through June 30 • The program assists eligible customers with delinquent balances by proving up bill credits up to 50% and 100% of late payment charges and turn-on fees waived.
3. Apply for additional external funding, and enhance existing programs while expanding their reach and impact	**External Funding** • Established an External Funding Task Force • **Awarded 110 million** in calendar year 2024 • Preparing for FY25-26 applications for funds **Cap Enhancement Program** • Enrollment for CAP customers will be extended from one year to two years. • New Cap Leak Repair Program - Habitat Humanity is our third-party administrator. Customers can go to Habitat when they have leaks - they can get up to 9k to support addressing leaks. This program is kicking off in February. **Water Fund Customers (established in 1994)** • The Salvation Army is the administrator. Eligible Customers can get up to $500 annually to assist with water/sewer bills. **PipeER** • Provides a loan to help customers finance the replacement of a leaking residential water or sewer service line. Qualified customers are eligible to receive a loan up to $10,000.
4.Forecast future revenues and cost of service	• Cost- of-service study completed in December 2023. The purpose of the cost-of-service study is to ensure costs of providing quality water and wastewater services and infrastructure are **fully recovered equitably** from customers. • Commissioners approved the priorities of the allocations during a Special Commission Meeting in January 2024. • We also forecast revenues annually on a rolling six-year basis.

Risk Name	ER3 Resource availability, expertise and well-being may be challenging
Mitigation Plans	**Progress**
1. Attract talent and keep abreast of the labor market dynamics	• Comprehensive Compensation study completed. New salary structure and adjustments implemented effective - 10/13/24. • Initiating project to improve the core role statements in the job descriptions with consultant support. Will be kicking off this project in the coming months. • Established a partnership with LinkedIn and Indeed to advertise jobs.
2. Develop and Promote Training	• Seeking to expand the LMS system capabilities to support organizational and development needs.
3. Complement current onboarding and orientation processes	• Establishing a task force to revamp the current onboarding and orientation program. • Conducted an assessment of the Oracle E-Business Suite to ensure alignment with business needs in February 2025. • Recommendation is a cloud-based consolidated system.
4. Address some root causes of lack of well-being	• Providing regular programs to build awareness and knowledge that support staff in their professional and personal well-being, including onsite clinics and diabetes management. • We collaborate with departments to assess and address their needs. In January and February 2025, we offered hot pots and massages for outdoor staff members.
5. Revisiting the HR Structure to better serve internal Customers	• We are currently awaiting the hiring of an HR executive, whose expertise will be crucial in providing input and guidance on the development and optimization of the HR structure.

Risk Name	ER4 Risk of discontinuity for critical procurement contracts: lack of consistency and robustness in managing the contracts and the vendors' performance
Mitigation Plans	**Progress**
1. Define how to develop complete, accurate Scope or Statement Of work (SOWs) to the Procurement Office	• Statement of Work Template Complete. • Procurement Regulations finalized and pending review and approval by Commissioners. Estimate approval 03/25.
2. Anticipate potential supply chain disruption for the critical categories	• The Procurement Office constantly monitors external supply chain issues and meets quarterly with using departments to assess needs and demand.
3. Where possible, consolidate the contracts and promote a proportionate contractual approach to the value & criticality of the requirement	The Procurement Office (CTR Team and Strategic Sourcing) is looking at ways to optimize contract usage and consultation with stakeholders, to include **consortium buys**. • Leveraging existing consortia / riders to reduce the procurement and resources constraints. Procurement is having ongoing discussions with public agencies . • Expanding the possibilities to ride existing contract form Maryland Public agencies.
4. Promote fair competition and increase the vendor portfolio	Increased outreach efforts and visibility into our contract opportunities (e.g., Supplier Portal registration is no longer required to review full solicitations), • **gained 700+ vendors** registered in FY24, • **30+ outreach engagements from FY 24-present** (e.g. Tap Into Business, Mont. Co. Procurement Fair, and Procurement Business Expo in Prince George's County), and Rising TIDE
5. Design and implement a systematic and consistent vendor performance evaluation at contract closeout	• Phase 1: Completed evaluation and documentation of the current state, along with recommendations for the future state. • Phase 2: Focused on implementing future-state processes, integrating technology solutions, and training key stakeholders, ongoing through February 2025.
6. Develop a process and tool for Vendor Relationship Management	• As noted above, through Phase 2, we are leveraging technology to manage vendor relationships.

Risk Name	ER8 - Risk of an attack or a Breach (passive or active) of WSSC Water's systems that contain confidential / sensitive data
Mitigation Plans	**Progress**
1. Protect data in personal storage locations New encryption technology for sensitive data stored on network	• BitLocker a full-disk encryption feature is being deployed on all new laptops that are being rolled out. • Encrypted storage location has been set-up for Legal. • Restrictions on the use of USBs are being implemented. • Data Loss Prevention technology is operating in detection mode.
2. Implement Least Privilege and Rights Management	• Mandatory use of secret server has been implemented. Enhanced password strengthen rules have been instituted. • Least Privilege and Rights Management are principles and practices used in cybersecurity and access control to ensure users and systems have only the permissions they need to perform their tasks, reducing potential risks and vulnerabilities.
3. Network Security/Vulnerability Management Annual Penetration Test cycle	• Coordinating with the Department of Homeland Security to perform a penetration test. Testing of IT-OT lateral movement is being tested as part of OT Cyber security assessment Being done by Cybersecurity and Infrastructure Security Agency (CISA) this year). CISA provides specialized cybersecurity assessments to help these organizations identify and remediate vulnerabilities in their systems.
4. Use Security Technology tools to audit and remove old permissions for accounts/workers who have changed departments the last 5 years	• Change to PAN process has been implemented to ensure individuals don't inherit permissions when changing positions. Also, permissions cannot be mirrored if role is higher than the role someone is taking,
5. Design and implement a holistic and comprehensive cybersecurity framework	• We align our practices to the NIST framework. We are at 83% compliance. This is a moving target as changes are made to the framework. Requires ongoing review and validation.
6. Identity and Access Management	• Single sign-on has been broadly implemented and all new system deployments require single sign-on.
7. 2024 Annual Mandatory Cybersecurity training	• Mandatory cyber awareness training has been implemented for both employees and contractors. Target 90% compliance within 30 days.
8. Protect our Public web applications from attackers	• Cloudfare has been secured which will provide web-based firewall and monitors html traffic. Implementation plan is being finalized in the coming months.

Risk Name	ER11 - Increased risk of contamination
Mitigation Plans	**Progress**
1. Implement a contamination monitoring program	• Incorporated Safety consideration into the Standard Procedures (SPs) and the Contamination Response Plan (CRP). • Targeting the end of March for completion.
2. Water Quality and Treatment Master Plan	• The Master plan is scheduled to be completed by the end of April. • The next step is Pilot testing and internal stakeholder engagement

3. Develop adequate tools and resources to operate in the new regulatory environment – Lead and Copper Rules	• This multi-year EPA rule focuses on identifying water service line pipe materials, including customer-owned ones, on private property.
	• Established Task Force
	• The Lead & Copper program will be implemented in 3 stages.
	  • We created a website (wsscwater.com/pipe type) where customers can navigate a user-friendly map to see their water service line pipe material. By publishing our water service line inventory, we met the EPA's regulatory requirement.
	  • We also met another EPA regulatory deadline – to notify customers via US mail with what we believe are Unknown, Lead and Galvanized Requiring Replacement (GRR) water service lines.
	  • We are monitoring evolving regulatory requirements

4. Address PFAS change in regulations	• We have been running a comprehensive PFAS program for the past year, focusing on key areas such as source water, drinking water, and wastewater. Our strategy team meets quarterly to review ongoing regulations. • We fully comply with the provisions of the EPA's final rule and ensure ongoing adherence to its requirements through monitoring and testing, reporting ,and record keeping.
5. Address growing concerns on sodium chloride (road salt) impacts onto water production and distribution	• A cross-agencies task force has been formed to address growing concerns on the sodium chloride impacts onto the water production and distribution. • WSSC Salt Summit Process Technical workgroup is meeting regularly.
6. Expand the Laboratory to continue to meet the growing needs of the Commission	99% completed. The plan is to have the ribbon ceremony in the spring.
7. Expand on existing procedures in case of water main break to avoid water contamination	• Revised the Boil Water policy. Included in the Contamination Response Plan (CRP). • It should be finalized by the end of February.

Risk Name	ER12 - Uncertain **long-term solutions** to **dispose** of the biosolids and residuals
Mitigation Plans	**Progress**
1. Develop **a back-up temporary** storage solution	• We are designing a storage facility at Western Branch. It will be completed by 2027. • We are investigating the Piscataway facility. There's already an asphalt pad built for the purpose of storing biosolids. We are investigating if we should add a cover to the pad.
2. Develop and implement **the Biosolids Master Plan**	• The Biosolids Master Plan phase 3 completed in February. It provides a planning roadmap - what can we do in the meantime. This plan captures risks, contingencies, etc. • The next step is to share with the SLT for feedback.

3. Monitor and address new PFAS requirements on the **wastewater side**. Assess the impacts on operations and on the biosolid disposal strategy	• As of Jan 2025, monitoring is required for PFAS on the wastewater side. There aren't any specific regulations, but MDE has recommendations. And our contractor is treating the recommendations as regulations to protect themselves.
	• Our goal is to always be below the recommended tier-one limits.
	• To obtain this goal, we have implemented monitoring by collecting a bunch of samples.
	• By 2026, we will have capability to perform testing in-house for water.
	  ◦ Wastewater - 2027.
	  ◦ This measures will save us dollars.

4. Assess the impact of **the biosolids** during **land application**	• Collaboration is ongoing. We continue to assess ourselves with our own materials. • We are actively engaging with universities, and research foundations.

Risk Name	ER15 - Customers' growing expectations and dissatisfaction
Mitigation Plans	**Progress**
1. Smart Metering Infrastructure (SMI) such as Advanced Metering Infrastructure (AMI) implementation: Enhance considerations to service customers	• Moratorium on Advance Metering Infrastructure (AMI) lifted by Commissioners • Exploring options for Meter Infrastructure Enhancement • Conducted AMI Symposium in February • Small meter replacement to begin Q4 calendar year 2025

2. Communicate with customers	• The Communications & Community Engagement team keeps the public in the know about WSSC Water news, events, maintenance, construction projects and in time of crisis and important updates. The office proactively communicates with customers about issues affecting them. Sharing timely and relevant information through multiple channels.
	• The team actively shares relevant information with elected officials to ensure they stay informed and have a clear understanding of ongoing developments.
	Specific Communication Campaigns/Efforts (this is not an exhaustive list)
	
	1. Strategic Plan
	2. Lead & Copper Rule
	3. Tap into Business
	4. Earth Day – Climate Action Plan
	3. Promise Pay
	4. Get Current 1.0
	5. Get Current 2.0
	  • Pre-Launch / Before March 1 - Encourage customers to sign up
	  • Sustained Push (March 1)
	  • Pre-Launch and Sustained Push strategies will leverage several mediums - 1. Radio, 2. Streaming, 3. Social Media, 4.Community/Stakeholder Outreach (fairs) to include our whole portfolio, 5. Buses & Bus Shelters and 6. Direct Mail

4. Increase resources to support an historically high call volume	• During FY24, we filled 22 positions. However, because of promotions and resignations, we are perpetually in hiring mode.
	  • We filled 10 positions in FY25, we currently have 10 vacancies and are working towards filling them.
	  • It takes 6 months training to begin answering calls

5. Explore additional technology to better service customers	• Upgrade of Interactive Voice Response system were completed in FY25 Q1 & Q2
	  • Predictive intent is now a feature
	  • Telephone number recognition is another capability
	• Leveraging technology for the Start-Stop process (moving in and out process).Currently building a web form to gather data with date of completion TBD.

ERM Refresh Components

1 Update the Risk Register & Categories

- Ensure the risk register is comprehensive, relevant, and aligned with the Strategic Priorities.
- Perform more granular review of risks to get deeper understanding.
- Risk categories align with the water industry and best practices.

2 Ensure new risk statements are clear and concise

- Ensure risk statements clearly articulate the nature, source, and potential impact of each risk.
- Improve communication so risks are well understood across the organization.

3 Document & Standardize Risk Assessment Process

- Develop a structured risk assessment methodology based on impact and probability.
- Establish a process for reaching consensus on high-priority risks to focus efforts effectively.
- Align with the departments to get to a consistent risk assessment process.

4 Embed Risk Awareness & Integration

- Reinforce that "We are all risk managers"—daily decisions impact risk exposure.
- Promote a culture where identifying and managing risks is integrated into everyday operations
- Creating a process to elevate risks.



WSSCWATER
DELIVERING THE ESSENTIAL

Questions?

Docusign Envelope ID: B5D35076-51CA-433F-B1BF-3BA2824484B3

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 25097, Option Term No. 1 for Flow Monitoring Services to RJN Group, Inc., in the amount of $6,750,000.00 for a contract term of two years.

Contract Summary

Requested Action:	Contracting Area:	Procurement Type:	Competitively Bid:
☐New Award ☒Option Term ☐Change Order ☐Other: _____	☐Architecture & Engineering ☐Construction ☐Goods & Services ☒Professional Services	☐Invitation for Bid ☐Multi-Step Invitation for Bid ☒Request for Proposal ☐Other: Piggyback	☒Yes ☐No **Basis of Award:** ☐Lowest Bid Price ☐Lowest Evaluated Bid Price ☒Most Responsible and Responsive Offeror ☐N/A
Requested Amount:	$6,750,000.00	**Contract Number:**	25097
Contract Term:	2 Years	**Project Location:**	☐Montgomery County ☐Prince George's County ☒Both Counties ☐Other: _____
Option Term:	One, Two-Year Option		

Project Scope and Overview

The scope of this contract includes service and maintenance for an existing flow monitoring network. These services are for the Commission's permanent telemetric wastewater collection system flow monitoring network which currently consists of 161 ADS Triton+ flow meters, 46 ADS Flow Shark flow meters, 4 Hach Flo-Dar flow meters, 1 ISCO Laser Flow, 7 Telog PR-32A pressure monitors, 13 unheated Texas Electronics rain gauges, 7 heated Texas Electronics rain gauges, and 231 Telog telemetry devices. Not including the twelve (12) Commission-maintained primary devices, twenty-nine (29) of the 219 total flow meters are used for monthly customer billing. The contractor will be responsible for the following task: Project Management/Engineering Services, Monitor Maintenance, Monitor Installation, Monitor Relocation, Temporary Monitors, Calibration, Pulled Monitor Reinstallation, Monitor Replacement/Upgrade, Cloud Base Software, and Data Analysis.

FY25 Budget:	$562,500.00	**FY26 Budget:**	$3,375,000.00
FY27 Budget:	$2,812,500.00	**FY28 Budget:**	N/A

Capital Improvement Project (CIP)

Docusign Envelope ID: B5D35076-51CA-433F-B1BF-3BA2824484B3

CIP Project Title:	
CIP Job Number:	

Justification
The Flow Monitoring contract allows the Utility Services Department to manage the only Commission wide sanitary sewer monitoring network, which includes telemetry devices, flow meters, surcharge gauges, level monitors, rain gauges, and force main pressure monitors. This work is crucial to meeting Article 4 Consent Decree requirements which mandates a minimum number of meters and gauges throughout our existing sanitary sewer network. In addition, this contract supports the Planning Department Basin modeling efforts as well as sewer basin studies throughout the service area.

OSDI Recommendation			
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A	**MBE/SLBE Recommended Subcontracting Goal:**	25.00%

Awardee Information				
Contractor Name:	RJN Group, Inc.			
Contract Amount:	$6,750,000.00	**Firm Type:**	☒Majority ☐MBE – African American ☐MBE – Asian American ☐MBE – Hispanic American	☐MBE – Native American ☐MBE – Women Owned ☐SLBE
Business Location:	Baltimore, Maryland			
Past Performance:	☒ Satisfactory ☐ No Past Performance			

Subcontractors	**Proffered Percentage**	**Summary of Services**
Reviera Enterprises (MDOT #93-080, African American) Forestville, Maryland	25.00 (MBE)	Field services and data analysis support.
Subcontracting Total:	**25.00%**	

Docusign Envelope ID: B5D35076-51CA-433F-B1BF-3BA2824484B3

Change Order Justification		
Goods and Services:	**Construction:**	**Professional Services or Architectural & Engineering:**
☐ Increased quantities ☐ Increased unit prices ☐ Other (Describe below)	☐ Unforeseen site changes ☐ Minor change in scope ☐ Scheduling impacts ☐ Design errors or omissions ☐ Other (Describe below)	☐ Increased hours ☐ Increased hourly rates ☐ Minor change in scope ☐ Scheduling impacts ☐ Other (Describe below)

Other Justification(s):

Contract Summary				
Contract History:	**Base Term Amount:**	**Change Order Amount:**	**Approved By:**	**Approval Date:**
Original Contract Value	$8,250,000.00		Commissioners	3/16/2022
	TOTALS	$8,250,000.00		

Statement of Determination and Findings

Based upon a thorough review and analysis of the Contractor's proposal and all other supporting documentation submitted by the Contractor, and in conjunction with the due diligence performed by the Procurement Office, I certify that the award of Contract No. 25097 is relevant, fair, and reasonable, and in the best interest of the Commission. To the best of my knowledge and belief all applicable regulatory and statutory provisions were adhered to when determining award.
Buyer: Evita J. Fields Buyer's Initials: EJF

Docusign Envelope ID: B5D35076-51CA-433F-B1BF-3BA2824484B3

Legal Form and Sufficiency Review

This contract was procured under an exemption from competition as provided for in the Procurement Regulations. The use of that exemption has been reviewed and approved for legal sufficiency.

☐ Not Applicable

_____
General Counsel's Office

☐ Not Applicable

This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office:

_____
General Counsel's Office

Or

The Procurement Office has notified the General Counsel's Office that this is a standard form contract previously approved for legal form and sufficiency by the General Counsel's Office and there are no deviations from the standard form:

_____
General Counsel's Office

Docusign Envelope ID: B5D35076-51CA-433F-B1BF-3BA2824484B3

Review and Approval

DocuSigned by:
Glendon Diaz
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Mar 12, 2025 | 4:11 PM EDT

Glendon Diaz
Director Utility Services

Date

DocuSigned by:
Courtney Edmonds
528DA92DF6F3438...

Mar 13, 2025 | 8:46 AM EDT

Courtney J. Edmonds
Office of Supplier Diversity & Inclusion Director

Date

Signed by:
Munetsi Timothy Musara
66EC2C787AA4449...

Mar 12, 2025 | 4:43 PM EDT

Munetsi Timothy Musara
Chief Financial Officer

Date

DocuSigned by:
Caprecia MPoole-Williams
A42FEDB2CA544D0...

Mar 12, 2025 | 4:13 PM EDT

Caprecia M. Poole-Williams
Chief Procurement Officer

Date

DocuSigned by:
Aklile Tesfaye
729AA1281A544A4...

Mar 13, 2025 | 1:22 PM EDT

Aklile Tesfaye
Deputy General Manager of Operations

Date

Signed by:
Nina R Hickson
36721264CCA14E4...

Mar 13, 2025 | 5:06 PM EDT

Nina R Hickson
Interim General Counsel / Chief of Staf

Date

Docusign Envelope ID: B5D35076-51CA-433F-B1BF-3BA2824484B3

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted to approve the above action.

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted to approve the above action with the following stipulations:

_____

_____

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted not to approve the above action.

_____ / _____

COMMISSION **Date**

Docusign Envelope ID: 98A7B096-2EE7-4762-A10A-0AB230B1917E

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 17079, Option Term No. 1 for Transmission Main Specialized Repair Services in the amount of $12,000,000.00 to: 1) Insituform Technologies LLC dba Fibrwrap Construction Services, 2) Structural Preservation Systems, LLC and 3) FRP Construction LLC for an option term of two (2) years, and in the amount of $4,000,000.00 each.

Contract Summary

Requested Action:	Contracting Area:	Procurement Type:	Competitively Bid:
☐New Award ☒Option Term ☐Change Order ☐Other: _____	☐Architecture & Engineering ☒Construction ☐Goods & Services ☐Professional Services	☒Invitation for Bid ☐Multi-Step Invitation for Bid ☐Request for Proposal ☐Other: _____	☒Yes ☐No **Basis of Award:** ☒Lowest Bid Price ☐Lowest Evaluated Bid Price ☐Most Responsible and Responsive Offeror ☐N/A
Requested Amount:	$12,000,000.00	**Contract Number:**	17079
Contract Term:	2 Years	**Project Location:**	☐Montgomery County ☐Prince George's County ☒Both Counties ☐Other: _____
Option Term:	One, Two-Year Option Term		

Project Scope and Overview

This contract allows the Utility Services Department to get repair services for 16 inch and greater transmission mains, which shall include, but not be limited to, the following types of pipe segments: prestressed concrete cylinder pipe, reinforced concrete pipe, ductile iron pipe, cast iron pipe, steel pipes sections, and associated structures throughout Prince George's and Montgomery Counties, on an as-needed basis.

FY25 Budget:	$1,400,000.00	**FY26 Budget:**	$6,000,000.00
FY27 Budget:	$4,600,000.00	**FY28 Budget:**	$

Capital Improvement Project (CIP)

Docusign Envelope ID: 98A7B096-2EE7-4762-A10A-0AB230B1917E

CIP Project Title:	
CIP Job Number:	

Justification
The services for internal and external Fiber Reinforced Polymer repairs, external post-tensioning tendons repairs, installation of WEKO brand (or equal) seals, rehabilitation of existing outlets, rehabilitation of existing vaults, design services, and ventilation of repaired pipes. The pipe sizes can range from 16" and larger for external, and 30" to 96" or larger for internal rehabilitation with various depths.

OSDI Recommendation			
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A	**MBE/SLBE Recommended Subcontracting Goal:**	N/A

Awardee Information				
Contractor Name:	Insituform Technologies LLC dba Fibrwrap Construction Services			
Contract Amount:	$4,000,000.00	**Firm Type:**	☒Majority ☐MBE – African American ☐MBE – Asian American ☐MBE – Hispanic American	☐MBE – Native American ☐MBE – Women Owned ☐SLBE
Business Location:	St. Louis, Missouri			
Past Performance:	☒ Satisfactory ☐ No Past Performance			

Subcontractors	**Proffered Percentage**	**Summary of Services**
N/A	N/A	N/A
Subcontracting Total:	**N/A**	

Docusign Envelope ID: 98A7B096-2EE7-4762-A10A-0AB230B1917E

Awardee Information				
Contractor Name:	Structural Preservation Systems, LLC			
Contract Amount:	$4,000,000.00	**Firm Type:**	☒Majority ☐MBE – African American ☐MBE – Asian American ☐MBE – Hispanic American	☐MBE – Native American ☐MBE – Women Owned ☐SLBE
Business Location:	Columbia, Maryland			
Past Performance:	☒ Satisfactory ☐ No Past Performance			

Subcontractors	Proffered Percentage	Summary of Services
N/A	N/A	N/A
Subcontracting Total:	**N/A**	

Awardee Information				
Contractor Name:	FRP Construction, LLC			
Contract Amount:	$4,000,000.00	**Firm Type:**	☒Majority ☐MBE – African American ☐MBE – Asian American ☐MBE – Hispanic American	☐MBE – Native American ☐MBE – Women Owned ☐SLBE
Business Location:	Tucson, Arizona			
Past Performance:	☒ Satisfactory ☐ No Past Performance			

Subcontractors	Proffered Percentage	Summary of Services
N/A	N/A	N/A
Subcontracting Total:	**N/A**	

Docusign Envelope ID: 98A7B096-2EE7-4762-A10A-0AB230B1917E

Change Order Justification		
Goods and Services:	**Construction:**	**Professional Services or Architectural & Engineering:**
☐ Increased quantities ☐ Increased unit prices ☐ Other (Describe below)	☐ Unforeseen site changes ☐ Minor change in scope ☐ Scheduling impacts ☐ Design errors or omissions ☐ Other (Describe below)	☐ Increased hours ☐ Increased hourly rates ☐ Minor change in scope ☐ Scheduling impacts ☐ Other (Describe below)

Other Justification(s):

Contract Summary				
Contract History:	**Requested Amount:**	**Cumulative Amount:**	**Approved By:**	**Approval Date:**
Original Contract Value	$18,000,000.00	[redacted]	Commission	3/16/2022
	TOTALS	$	18,000,000.00	

Statement of Determination and Findings

Based upon a thorough review and analysis of the Contractor's proposal and all other supporting documentation submitted by the Contractor, and in conjunction with the due diligence performed by the Procurement Office, I certify that the award of Contract No. 17079 is relevant, fair, and reasonable, and in the best interest of the Commission. To the best of my knowledge and belief all applicable regulatory and statutory provisions were adhered to when determining award.
Buyer: Evita J. Fields Buyer's Initials: EJF

Docusign Envelope ID: 98A7B096-2EE7-4762-A10A-0AB230B1917E

Legal Form and Sufficiency Review

This contract was procured under an exemption from competition as provided for in the Procurement Regulations. The use of that exemption has been reviewed and approved for legal sufficiency.

☐ Not Applicable

_____
General Counsel's Office

☐ Not Applicable

This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office:

_____
General Counsel's Office

Or

The Procurement Office has notified the General Counsel's Office that this is a standard form contract previously approved for legal form and sufficiency by the General Counsel's Office and there are no deviations from the standard form:

_____
General Counsel's Office

Docusign Envelope ID: 98A7B096-2EE7-4762-A10A-0AB230B1917E

Review and Approval

DocuSigned by:
Glendon Diaz
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Mar 6, 2025 | 6:17 PM EST

Glendon Diaz
Director, Utility Services

Date

DocuSigned by:
Courtney Edmonds
528DA92DF6F3438...

Mar 7, 2025 | 9:09 AM EST

Courtney J. Edmonds
Office of Supplier Diversity & Inclusion Director

Date

Signed by:
Munetsi Timothy Musara
66EC2C787AA4449...

Mar 7, 2025 | 10:02 AM EST

Munetsi Timothy Musara
Chief Financial Officer

Date

DocuSigned by:
Caprecia MPoole-Williams
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Mar 7, 2025 | 6:40 AM EST

Caprecia M. Poole-Williams
Chief Procurement Officer

Date

DocuSigned by:
Aklile Tesfaye
729AA1281A544A4...

Mar 7, 2025 | 11:48 AM EST

Aklile Tesfaye
Deputy General Manager of Operations

Date

DocuSigned by:
Kishia Powell
D2484629DDEE450...

Mar 12, 2025 | 4:11 AM EDT

Kishia L. Powell
General Manager/CEO

Date

Docusign Envelope ID: 98A7B096-2EE7-4762-A10A-0AB230B1917E

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted to approve the above action.

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted to approve the above action with the following stipulations:

_____

_____

☐This is to certify that the Washington Suburban Sanitary Commission on this date voted not to approve the above action.

_____ / _____

COMMISSION **Date**