WASHINGTON SUBURBAN SANITARY COMMISSION

AGENDA
REGULAR MEETING
WEDNESDAY, SEPTEMBER 16, 2026

ITEM	TIME

OPEN SESSION - Commission Auditorium
9/15/26 update: additional Closed Session item; additional 12B attachment

Call to Order - 10:00 AM

Pledge of Allegiance

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

1. **Approval of Agenda**
   Vote

2. **Approval of Minutes**
   Vote
   - **A. July 15, 2026 Regular Meeting Minutes**
     Vote
   - **B. August 3, 4, and 7, 2026 Special Commission Meeting Minutes**
     Vote

3. **Retirees**

4. **Commissioner's Comments**

5. **Public Comments**

6. **Office of the Inspector General (OIG)**
   - **A. OIG Monthly Activity Report** 10:15 AM
     Information
     July & Aug Summary of Activities

7. **Corporate Secretary**
   - **A. Monthly Report** 10:40 AM
     Information
     CS Report September

8. **Ethics Office**
   - A. **Ethics Program Monthly Report** 10:40 AM
     Ethics Monthly Update - Sep 2026

9. **General Manager's Office**
   - A. **Monthly Report** 10:45 AM
     Information
     General Managers Report September 2026
     September 2026 Commission Performance Report.pdf

10. **Performance & Accountability**
    - A. **Financial Forecasting Economic Impact Analysis** 11:30 AM
      Information
      George Mason University _ Financial Forecasting Economic Impact September 2026

11. **Contracts**
    - A. **102582, Geographic Information Systems and Engineering Records Document Management Support Basic Ordering Agreement, (E&C)**
      Vote
      102582 GIS Engineering Records Document Management
    - B. **101628, Commission-wide Fuel Supply: ULSD No. 2, Winterized ULSD, Unleaded Gasoline, and Heating Oil, (Gen. Serv.)**
      Vote
      101628 Commission-Wide Fuel Supply
    - C. **101624, Water and Wastewater Engineering Services Basic Ordering Agreement, (Util. Serv.)**
      Vote
      101624 Water and Wastewater Engineering BOA
    - D. **107585, Advanced Metering Infrastructure (AMI) Program Manager, (Util. Serv.)**
      Vote
      107585 Advanced Metering Infrastructure Program Manager
      AMI Program Update September 2026
    - E. **101598, PCCP Engineering Services, (Util. Serv.)**
      Vote
      101598 PCCP Engineering Services
    - F. **98586, Small Architectural and Engineering Projects, (Gen. Serv.)**
      Vote
      98586 Small Architecture and Engineering Projects
    - G. **104581, Area Water and Sewer House Connection Construction, (E&C)**
      Vote
      104581 Area Water and Sewer House Connection Construction
    - H. **99582, Dolphin Road Water Main Replacement, (E&C)**
      Vote
      99582 Dolphin Road Water Main and Sewer Replacement
    - I. **101588, Carderock Springs Water Main Replacement, (E&C)**

Vote
101588 Carderock Springs Water Main Replacement

J. **48551-127, Seat Pleasant Sewer Roads Sewer Rehabilitation, (E&C)**
Vote
48551-127 Seat Pleasant Roads Sewer Rehab

K. **48551-130, Riggs Road North Sewer Rehabilitation, (E&C)**
Vote
48551-130 Riggs Road North Sewer Rehab

L. **48551-133, Pennsylvania Avenue Sewer Rehabilitation, (E&C)**
Vote
48551-133 Pennsylvania Ave Sewer Rehabilitation

M. **48551-140, South Bethesda Sewer Rehabilitation, (E&C)**
Vote
48551-140 South Bethesda Roads Sewer Rehabilitation

N. **48551-141, Carole Acres Sewer Rehabilitation, (E&C)**
Vote
48551-141 Carole Acres Sewer Rehabilitation

O. **101580, Mechanical and Plumbing Services, (Prod.)**
Vote
101580 Mechanical and Plumbing Services

P. **111585, Residuals Management and Utilization, (Prod.)**
Vote
111585 Residuals Hauling and Management

Q. **47909, Change Order 2, Pump Maintenance Repair and Installation Services, (Prod.)**
Vote
47909 CO2 Pump Maintenance

R. **70601, Option Term No. 1, Methanol, (Prod.)**
Vote
70601 OT1 Methanol

S. **7099, Change Order No. 22, Electronic Bill Presentation and Payment Software, (Cust. Serv.)** 12:00 PM
Vote
7099 CO22 Fiserv Electronic Bill Presentation and Payment Software

12. Procurement

A. **Ratification of Purchase under Resolution 2026-2455** 1:00 PM
Vote
Supply Chain Ratification September 2026
Chemicals_Memo_071726

13. General Counsel's Office

A. **Resolution 2026-2464 to Authorize Condemnation for an Easement - 6721 Eastern Avenue, Takoma Park, Maryland - James & Dorothy Henderson** 1:10 PM
Vote
Commission Summary
9-16-2026 Commission Package Henderson - Takoma Park Condemnation.pdf.pdf

B. Resolution 2026-2465 to Authorize Condemnation for an Easement - 6713 Eastern Avenue, Takoma Park, Maryland - Teresa & Charles Stubs
Vote
Commission Summary
9-16-2026 Commission Package Stubs - Takoma Park Condemnation.pdf

14. Finance

A. Schedule for 2027 Front Foot Benefits Rates and House Connection Charges 1:20 PM
Vote
2027 FFB HC Schedule to Approve Rates

B. Approval and Transmittal of Proposed Capital Improvements Program for Fiscal Years 2028-2033
Vote
Proposed FY28-33 CIP
2 FW_ Public Comment_ $4.7 Billion Infrastructure Plan & Data Center Protections

15. Production

A. Amendment to Lead and Copper Sampling Bill Credit 1:35 PM
Vote
Lead and Copper Rule Sampling Credit Memo
Resolution 2026-2467 Lead and Copper Rule Sampling Credit

16. Intergovernmental Relations

A. FY2028 State Funding Request for Advanced Metering Infrastructure (AMI) 1:45 PM
Vote
Commission Summary
Recommendation Memo - AMI Budget Request 2027.pdf
Supplemental Memo FY2028 Budget Request

17. Police & Homeland Security

A. Chapter 15.140 Critical Customers 2:00 PM
Information
Critical Customer Commission Package
Chapter 15.140
Critical Customers Legal Sufficiency
Critical Customer Preparedness and Response September 2026

18. Customer Service

A. Customer Service Performance Indicators 2:15 PM
Information
Customer Service Performance September 2026
Customer Service Metrics Report for Sep 2026

19. Communications

A. Customer Survey Results 2:30 PM

Information
Customer Research Presentation September 2026

20. Operational Reliability & Resilience

A. PFAS in Biosolids Management Strategy 2:50 PM
Information
PFAS Biosolids Research Update September 2026

21. Commission Office

A. Amendment of Resolution 2026-2456 - Correction to FY27 Meeting Dates 3:10 PM
Vote
FY27 Meeting Date Correction
2026-2456 FY27 Meeting Dates

B. Audit Committee Report
Information

C. Resolution 2026-2466 Reappointment of Chris Handy to the Audit Committee
Vote
Resolution 2026-2466 ReAppt of Audit Committee Public Member Handy

D. Board of Trustees Update

22. Adjournment of Open Session
Vote - 3:25 PM (estimate)

23. 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 July 15, August 3, August 4, and August 7, 2026, Closed Session Minutes; Section 3-305(b)(3) to consider the acquisition of real property for a public purpose and matters directly related to the acquisition; and Section 3-305(b)(7) & (8) to receive legal advice from counsel and consult with staff and counsel regarding a matter of pending litigation and a matter of potential litigation.

Future Meetings / Events of Note

September 30, 2026 - WSSC Employees' Retirement Board of Trustees Meeting
October 12, 2026 - Indigenous Peoples' Day/Columbus Day (WSSC Water Offices Closed)
October 14, 2026 - WSSC Board of Ethics Meeting
October 21, 2026 - WSSC Monthly Commission Meeting
November 3, 2026 - Election Day (WSSC Offices Closed)
November 5, 2026 - Quarterly Audit Committee Meeting
see wsscwater.com/events for more information

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.

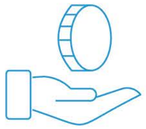
Strategic Priorities



Workforce Development



Culture Shift



Affordability & Financial Viability



Sustainability & Resiliency



Asset Management & Infrastructure Reliability



Optimizing Operations



Customer Engagement & Partnerships



Digital Transformation

Office of the Inspector General

Summary of Report Activities

September 16, 2026

Suspected instance of fraud, waste or abuse can be reported to:

1-877-WSSCFWA
(1-877-977-2392)

reportlineweb.com/wssc

Agenda

- OIG Audit Activities Dashboard
- Audit Finding Risk Categories
- Management Corrective Actions
- Professional Licensure & Certification Compliance Audit
- SDC Charges Audits Status
- WSSC Planning & Reporting Act of 2025
- Fraud, Waste and Abuse Training
- New Team Member
- Q&A

Affordability & Financial Viability Optimizing Operations

OIG Audit Phases

Planning Phase

- Gain an understanding
- Develop the steps to achieve the audit objective

Fieldwork Phase

- Testing/Verification
- Identify exceptions/findings

Reporting Phase

- Compose draft report
- OIG management review
- Management review and discussion

OIG Audit Activities Dashboard

Planning Phase

- Stress Test Review
- FOG Program Audit
- Change Order Management
- Payroll Audit

Fieldwork

- The FY 2021 Multi-Jurisdictional Use Facility (MJUF)
- The FY 2023 DC Water – Blue Plains O&M Billing Audit
- WSSC Benchmark Study
- Roadwork Coordination Audit

Reporting

- Disaster Recovery Exercise
- I.T. Physical and Environmental Security Audit

Completed

- Police Division Safety and Training Audit

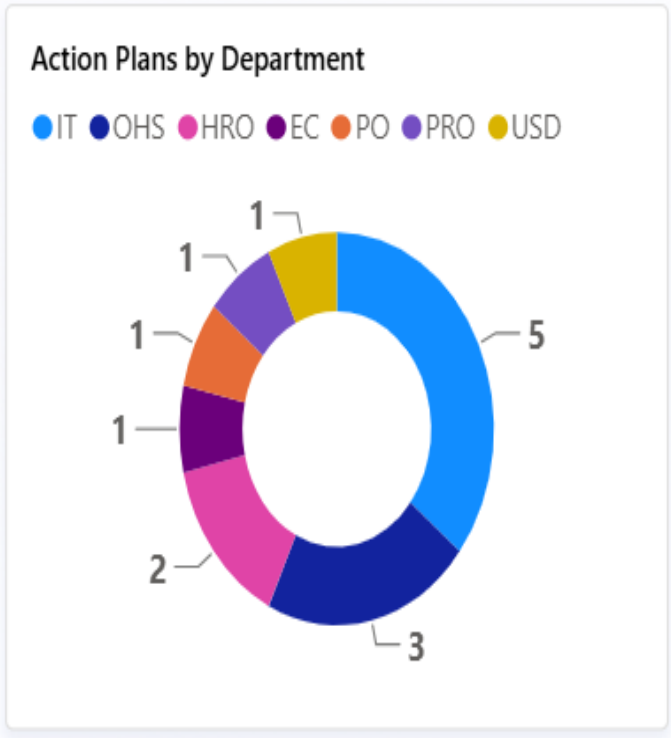
Audit Findings Risk Categories

Description	Risk Categories
Less significant efficiency and effectiveness control enhancement matters.	Low
Control deficiencies which impair the Commission's ability to initiate, authorize, record, process, or report data.	Medium
Critical control weaknesses (i.e., exceptions to regulations, policies, procedures and/or rules).	High

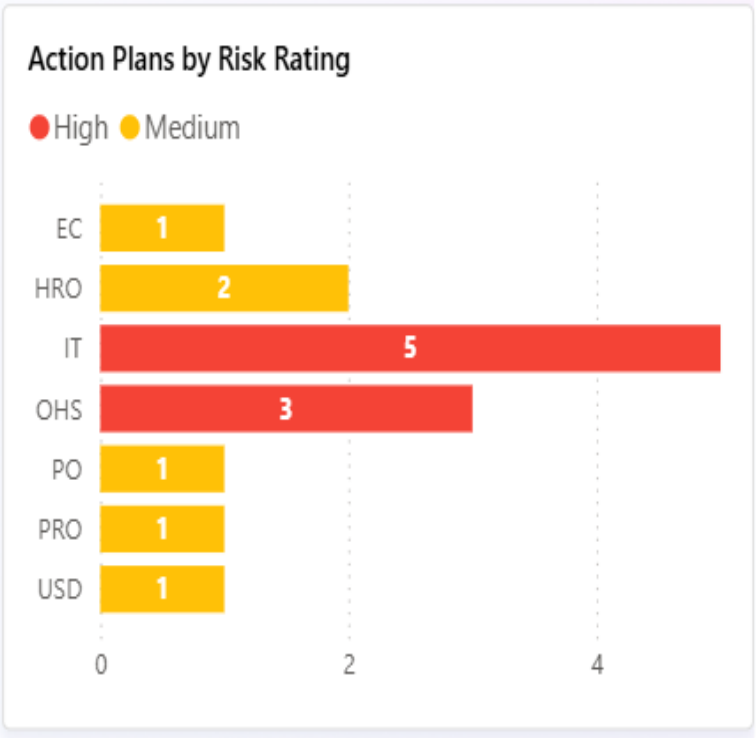
Note: Categorization is subject to auditor judgement and other contributing factors.

Management's Corrective Actions

Total Open
14

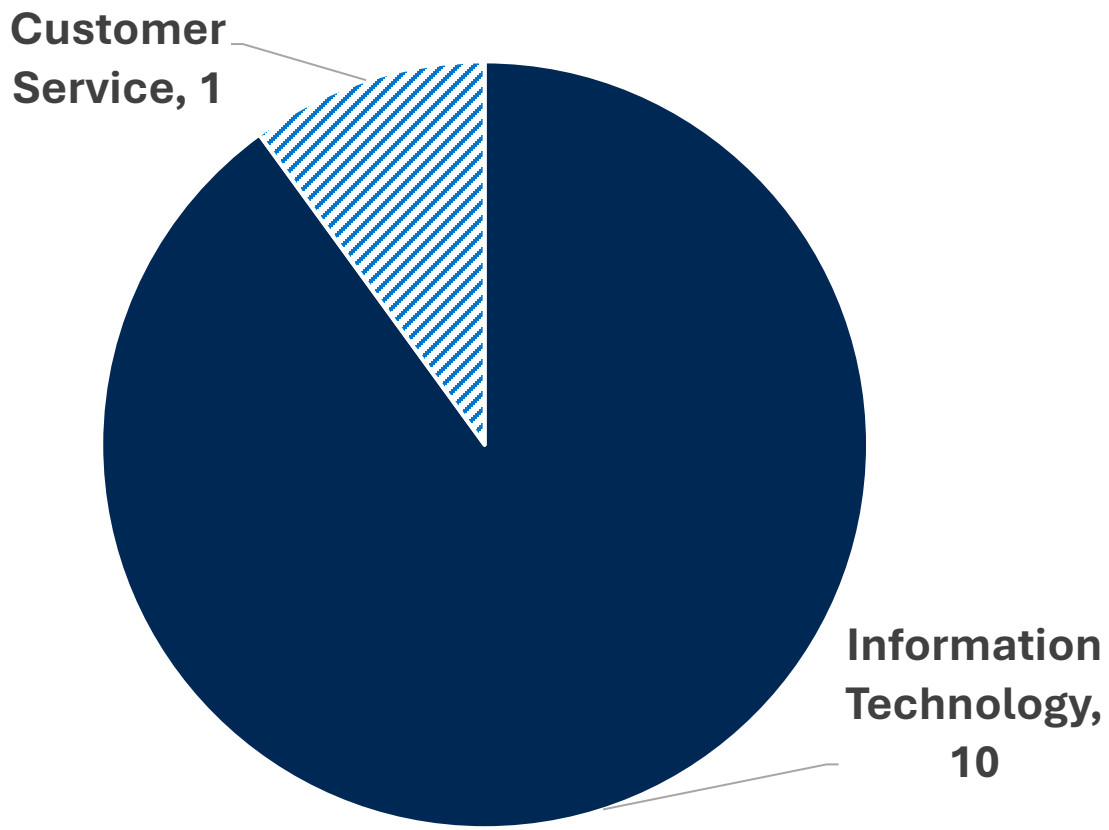






Management's Corrective Actions Continued...

Implemented
Pending OIG Verification



Professional Licensure and Certification Compliance Audit

Office of the Inspector General

Daisy Qian, Auditor

September 16, 2026



Executive Summary

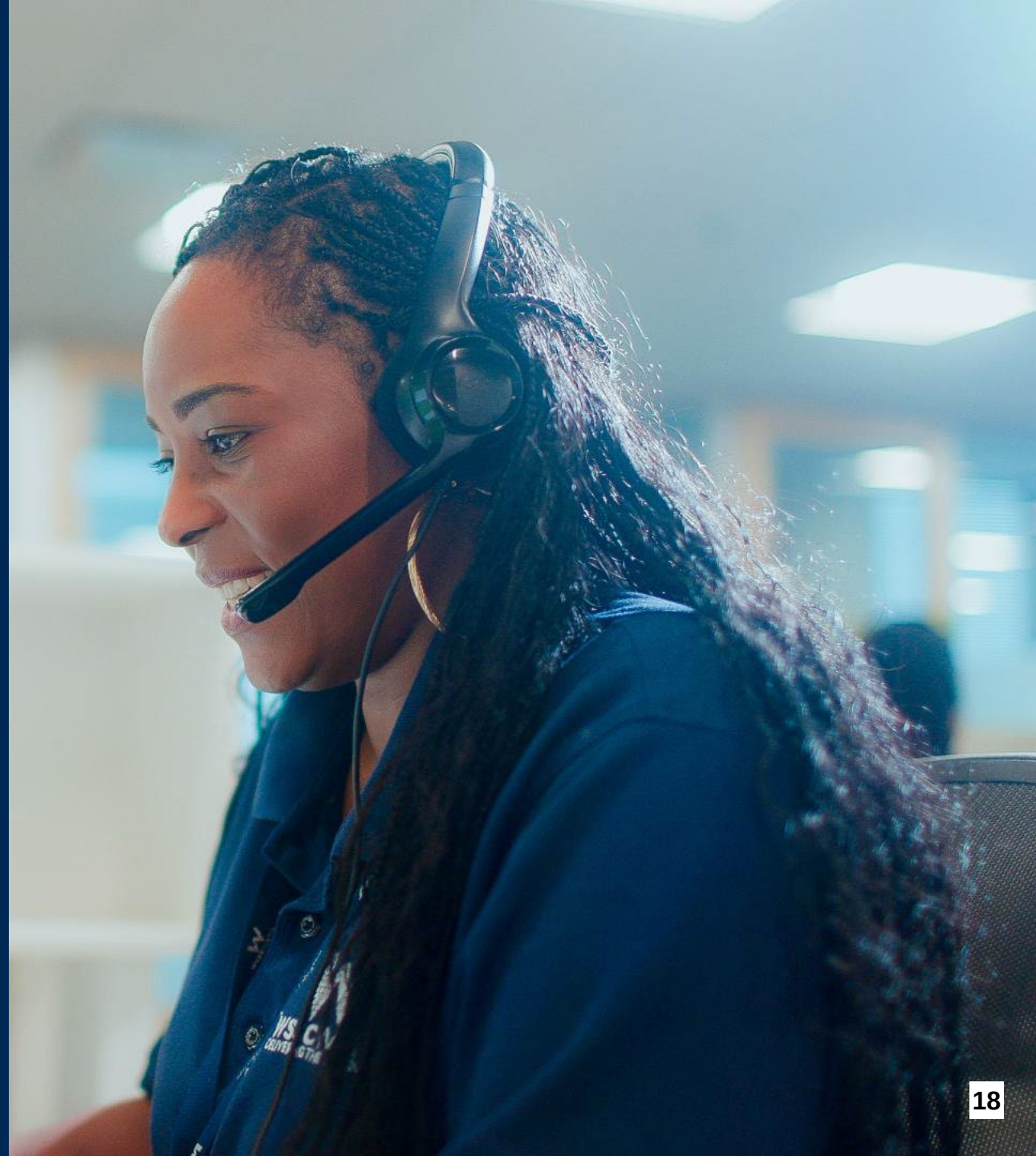
Background	Objective	Scope
The Office of Inspector General (OIG) conducted a compliance audit of the professional licensure and certification program in accordance with the GAGAS.	The objectives of this audit were to provide management with an independent and objective assessment of the professional licensure and certification program. Specifically, the OIG: • Verified whether employees maintained active and valid credentials • Assessed whether WSSC has effective monitoring and tracking systems • Evaluated the adequacy of governing policies	• Three departments: Production, Utility Services, Engineering & Construction • Period: July 1, 2024, to June 30, 2025 • Licenses remain valid during audit fieldwork conducted in March 2026

Findings & Recommendations

Findings	Recommendations
1. Failure to conduct required FMCSA Clearinghouse queries for CDL drivers	1. Strengthen Clearinghouse compliance controls
2. Incomplete driver qualification files	2. Strengthen driver qualification file controls
3. Failure to maintain continuous CDL MEC compliance	3. Establish and enforce CDL MEC monitoring controls
4. Failure to consistently verify and maintain active operator certifications	4. Strengthen certification tracking and verification controls
5. Informal and inconsistently applied processes governing the use of current job descriptions	5. Strengthen controls over use of current job description
6. Lack of standardized HR controls for verifying professional licenses and certifications	6. Establish standardized HR controls for licensure and certification
7. Lack of formalized departmental controls to monitor license and certification renewal requirements	7. Establish formal license and certification monitoring controls.

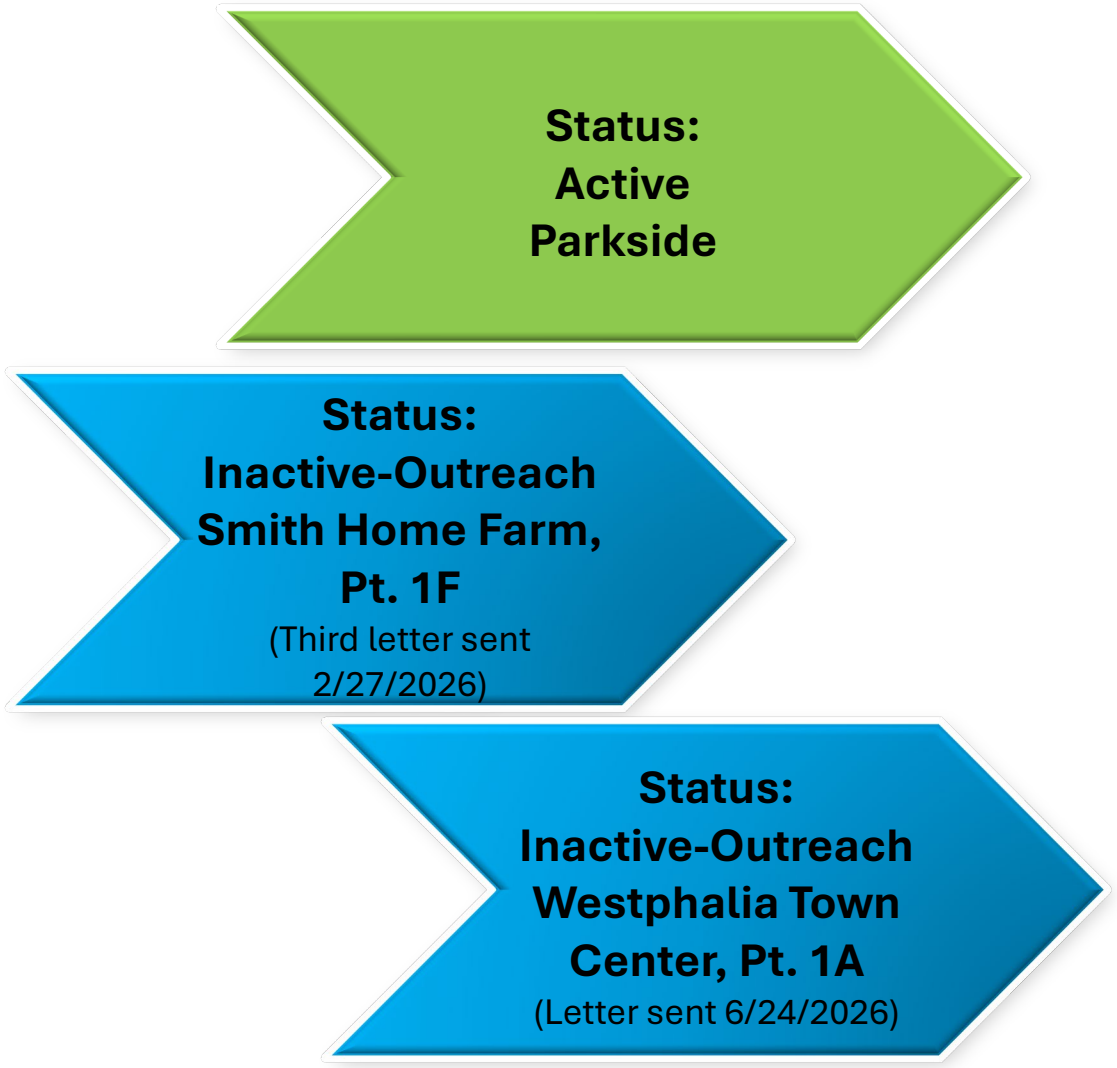
WSSC management agrees with each of the OIG's recommendations, and where applicable, presents operational improvements or provides corrective action plans with anticipated due dates.

Questions?



Asset Management and Infrastructure Reliability

System Development Charges Audits Status



- Inactive status: A lack of Developer response.
- Regulatory Note: Per WSSC Code 5.95.030(w), project ledgers remain open for a 20-year period.

WSSC Planning and Reporting Act of 2025



Jon T. Rymer, Inspector General
September 16, 2026

OIG Responsibilities

Under the *Washington Suburban Sanitary Commission Transparency and Reform Planning and Reporting Act of 2025* (the "Act") the OIG is directed to do the following:

- **Benchmark Operating Costs** – Compare WSSC Water's operating costs to those of comparable utilities to evaluate efficiency and identify opportunities for improvement.
- **Assess the Capital Program** – Evaluate the effectiveness of WSSC's capital improvement program in maintaining and replacing critical infrastructure assets.
- **Peer Review -** 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.
- **Study the WSSC Police Force** – Examine WSSC's police operations relative to other utilities and assess potential alternative law enforcement models.
- **Analyze Governmental Status Impacts** – Assess the effect of WSSC's status as *not a governmental entity* on eligibility for federal and state aid programs.
- **Review Interagency Coordination** – Evaluate WSSC's coordination with other utilities and local governments in planning and executing road work and related infrastructure projects.

Summary of Activities

From April through June 2026, the OIG performed the following:

- Continued oversight of our consultant Raftelis Financial Consultants, Inc., in conducting the efficiency and sustainability study required by Section 6 of the Act.

  - ❑ Consultant advises that 45% of its work is complete.
  - ❑ Consultant focused on:
    - Capital Projects Program
    - Police and Homeland Security Division
    - Utility affordability benchmarking
    - Other statutory Requirements
  - ❑ Consultant's benchmarking methodologies, analyses, findings, and recommendations will be reviewed and validated by the OIG before the issuance of any report.

- The OIG continues to provide quarterly status updates to the Department of Legislative Services as the study progresses and remains on track to meet the statutory reporting deadline of **October 1, 2027**.

Workforce Development

Fraud, Waste and Abuse Training

The OIG conducted Fraud, Waste, and Abuse (FWA) training for 12 employees in July and 21 employees in August 2026, to familiarize them with FWA protocols as part of the new employee orientation process.

New Team Member

We welcome our new Investigative Paralegal, Brenda Alvarez, to the OIG. Her first day was on August 31, 2026.

Welcome, Brenda!



Questions?

WSSCWATER
DELIVERING THE ESSENTIAL

COMMISSION ACTIVITY REPORT

Office of the Corporate Secretary | September 2026

Prepared for Commission Board Review

AT-A-GLANCE: KEY INDICATORS

3	6	$6,768	0
Pending Refund Requests *As of September 1, 2026*	**Hearing Conducted**	**Total Refund Amount** *Currently Pending*	**Customer Inquiries**

OFFICE ACTIVITY SUMMARY

During the current reporting period, overall activity levels remained steady. The Office of the Corporate Secretary continues to support Commission governance by managing administrative processes for customer refund hearings, coordinating communications addressed to the Commission, and providing logistical support for Commission meetings, and related governance responsibilities.

A big thanks to Orion Daniel, Jr IT Analyst in the Office of the CIO. Orion built an internal chatbot that can search through the Resolutions approved by Commissioners. I frequently get requests for copies of very old resolutions or questions of "do you know if there has ever been a resolution on X topic." Now, those questions don't have to wait for me to manually search through decades of data. The chatbot, affectionately named Willy the Water Drop, is available to all employees via the intranet page. For external stakeholder requests, we'll still go through the MPIA process via MPIA-request@wsscwater.com.

CUSTOMER REFUND HEARINGS

During this extra long reporting period, there were six Corporate Secretary refund hearings. The decisions for the three hearings conducted in August have been issued. The decisions for the three hearings in September are in the drafting process.

Refund Request Status — As of September 1, 2026

Pending Unheard Requests	3	8 (July)
Requests Older Than Six Months	0	
Requests Awaiting Scheduling	1	7 (July)
Requests Closed by Customer Service	1	
New Requests Opened	1	
Total Refund Amount Requested	$6,768	$17,022 (July)

CUSTOMER COMMUNICATIONS TO THE COMMISSION

The Office tracks all customer inquiries directed to the Commission, which may include phone calls, emails, or written correspondence requesting assistance or review by the Commission. Most contacts are forwarded to the excellent Customer Service Team for follow-up, while the remainder are forwarded to the GM's Chief of Staff.

Inquiry Summary

Inquiry Type	Total
Phone Calls	1
Emails	
Letters	
Total	1

Note: These totals do not include routine calls from customers seeking general departmental contact information.

A big shout out to the team that took care of the one customer call we had in August. His call came to me through some magic of button hitting on the main switchboard. Due to the Customer not having access to a computer, I was initially worried how things would work out—I should not have worried. Customer Advocate David Wilkins drove the required paper form to the Customer and ensured the completed form made it back to the team. John Beers, Research & Communications Specialist, spoke with the Customer on the phone *multiple times* to make sure he understood what was happening and when. In the end, the Customer's needs were efficiently taken care of by the team, and I bet their extra kindness and understanding went a long way in easing his mind. I know it eased mine.

UPCOMING COMMISSION ACTIVITIES

Upcoming Committee Meetings

Date	Meeting	Time
September 30, 2026	Employees' Retirement Board of Trustees	1:00 PM
October 28, 2026	Employees' Retirement Board of Trustees	1:00 PM
November 5, 2026	Audit Committee	1:00 PM

End of Report | Office of the Corporate Secretary | September 2026

Ethics Program Update – August 2026

Board of Ethics Meeting held on 8/12/2026:

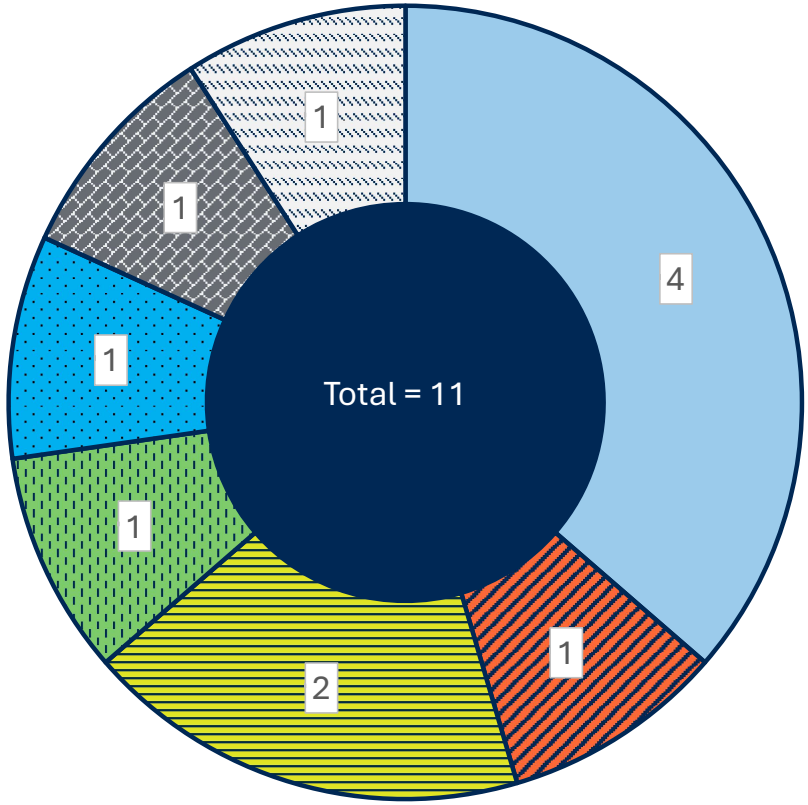
- **4** Open Session Items
- **7** Closed Session Items

Onboarding Ethics Training – 8/3, 8/17 & 8/31/2026

22 new employees trained in-person

Guidance

The Ethics Office provided guidance on a total of **11** inquiries in **7** categories

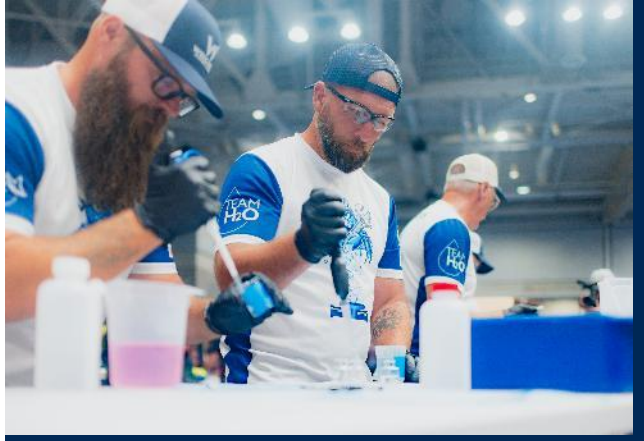


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General Manager's Report

Kishia L. Powell
General Manager & CEO

September 16, 2026











Sustained & Transformative Change
FY27 Commission Workplan

The Workforce & Workplace

- Develop Human Resources Management Plan
- Implementation of Environmental, Health and Safety Recommendations
- WSSC Water Simulation Training Facility for Workforce Development
- Turning the Tide and Chesapeake Water Workforce Network
- Plan Future Total Rewards Assessment and Improvement Measures
- Depot, Laboratory and Support Center modernizations

The Infrastructure

- Advanced Metering Infrastructure Full-scale deployment
- Anacostia 102-inch Gravity Sewer
- Western Branch Process Improvements
- Bioenergy Plant – Biosolids Processing and Power Generation
- Close out Potomac and SSO Consent Decrees
- Secure the Source
- CIP Program Delivery

Innovation & Technology

- Digital Transformation – Cloud Migration/Artificial Intelligence
- System-wide Digital Twin
- Hydrogen Power, Microgrids and other Alternative Energy Sources
- Establishing alternative revenue sources, financing and investment methods
- Regional partnership for biosolids management
- PFAS Management Pilot

The Service

- Operation True North – Implement Recommendations
- Implement recommendations to improve service request processes
- Comprehensive Organizational Efficiency and Sustainability Review
- Website Refresh
- Continue Project Communications and Community Engagement Improvements
- Implement HB 1230



Workforce Development

WSSCWATER
DELIVERING THE ESSENTIAL



2026 Next Wave Summer Internship Program

57 Interns









41 College

16 High School



Customer Experience & Service Delivery

WSSCWATER
DELIVERING THE ESSENTIAL

Tap Into Business:

Helping Businesses Thrive

- Tremendous turnout at our Tap Into Business Summit in Silver Spring
- Connections, conversations and opportunities
- Rooms packed with local businesses, agencies and organizations networking, sharing resources and building relationships









Public Hearings

Proposed Fiscal Years 2028-2033
Capital Improvements Program (CIP)





Engaged customers and stakeholders

Gathered public input



Affordability & Financial Viability

WSSCWATER
DELIVERING THE ESSENTIAL

FY 2026 Operating Budget Performance

- Revenue above budget by 1.8%
  - Interest income more than offset $3.6 million decrease in penalty charges and increase in CAP fixed fee waivers
- Expenses below budget by 0.9%
- Net Revenue = $ 30 million

($ In Thousands)	FY26 Budget	FY26 Actual	Year-End Actual Budget $	Year-End Actual Budget %
Total Revenues	$1,125,702	$1,145,976	$ 20,274	1.8%
Net Operating Expenses	$1,125,325	$1,115,582	$9,743	0.9%
Net Revenue	$377	$30,394	$30,017	-

Operating Cost Overruns Absorbed:

Non-Discretionary Increases

- Heat, Light, Power - $5.8 million
- Regional Sewage - $9.0 million

Declared Emergencies Related Increases

- Overtime - $4.0 million
- Materials - $9.0 million
- Contract Restoration/Paving - $10.5 million

Financial Assistance Program

- Customer Assistance Program Fee Waivers - $1.5 million

FY 2026 Operating Budget Performance - Cost Drivers

Wastewater Treatment at Blue Plains
The trend of rising operational costs for treating wastewater at Blue Plains continued.

Energy
Higher energy cost were driven by higher natural gas cost and usage

Declared Emergencies
Resulted in a significant increase in overtime to address weather-related emergencies, pipe break/leak incidents and restoration.

Operational Needs
Higher costs resulted from supply chains issues from the military conflicts and inflationary increases of supplies and materials that impacted essential operational needs.

FY 2026 Operating Budget Performance - Cost Drivers' cont.

Pipe Breaks and Leaks
The replacement and repair costs to maintain critical operations and service delivery requirements in response to the growing number of water main breaks and leaks increased from FY 2025

Aging Fleet
Additional vehicle purchases were needed to stay on track with the five-year replacement plan, along with increased mobile repair work required until the aging fleet is fully replaced

Technology Modernization
The Commission made important enhancements to strengthen cybersecurity, improve system resilience, and proactively reduce the risk of cyberattacks

Delivering Affordability

June 2023
Get Current
Launch

May – August 2023
$3.7M in Grants to Income-Constrained Customers (COVID Funds)

November 2023
Approved:
- ✓ CAP Enhancement
- ✓ CAP Two-Year Extension
- ✓ CAP Leak Repair

May + June 2023
In Your Neighborhood Community Events

July 2023
Get Current
Extended

August 2023
2nd Extension
of Get Current

September 2023
Promise Partnership

July 2024
Launch PipeER to Include Sewer

Delivering Affordability (Cont.)

March 2025
Launch
Get Current **2.0**

June 2025
Get Current 2.0
Extended & Enhanced
(Pay Half, Half Forgiven)

December 2025
Get Current 2.0
Last Extension

April 2026
Here to Help
Community
Events

February 2025
CAP Leak Repair
Launch

October 2025
Get Current 2.0 ***Extension***
Expands eligibility to
federal workers impacted by
Federal Government actions

December 2025
Emergency
Customer Relief Fund
Launch

July 2026
Water Fund now
administered by
the **United Way**

Financial Assistance

January 2023 – Present

Total Disbursed
$32.1M+

Customers Assisted
80,848

Customer Assistance Program (CAP) **$7,923,300**	Promise **$7,263,080**
LIHWAP **$6,091,408**	Maryland COVID Grant **$3,756,544**
Emergency Customer Relief Fund **$2,400,000**	Water Fund **$1,717,470**
Homeowners Assistance Fund **$1,507,124**	CAP Leak Repair Program **$985,151**
American Rescue Plan Act/ Emergency Rental Assistance Program **$452,596**	PIPE ER **$84,175**



Summarizing

Federal FY27 Appropriations Process

What

Congress is working to negotiate final funding levels for federal FY 2027.

President's Budget Request

For the second year in a row, the White House proposed cutting funding to the State Revolving Fund (SRF) programs by nearly 90%.

Congressional Reality Check

House: This summer, the House Appropriations Committee released its FY27 funding bill for EPA, which makes a 24% cut to the SRF programs.

Senate: The Senate Appropriations Committee has yet to release any FY27 spending bills. Committee leaders, including Sen. Lisa Murkowski (R-AK), who chairs the subcommittee overseeing EPA funding, have strongly stated their opposition to any cuts to water funding.

Path Ahead

No fall government shutdown: Despite Senate inaction on full FY27 appropriations bills, both chambers acted to pass a continuing resolution (CR) in early September, heading off an October 1 government shutdown.

Year-end full FY27 spending bill passage: Expect FY27 spending bills to pass after the results of November's mid-term elections are clear; likely near the end of the calendar year.



Summarizing

Federal FY27 Appropriations Process (cont.)

WSSC Water Earmark Projects

Several beneficial projects are in contention to receive FY27 earmark funding, including:

$750,000 for LSLR program activities in Montgomery County (in House bill - Raskin)

$775,000 for regional PFAS center soil remediation study requested by Virginia Tech and COG (in House bill – Beyer)

$750,000 each for three Potomac Interceptor-related earmarks requested by DC Water for work that impacts WSSC Water (in House bill - Raskin, Beyer, Holmes Norton)

Funding for workforce development activities of WSSC Water (Senate bill candidate – Alsobrooks, Van Hollen)

Additional funding for LSLR program activities in Prince George's County (Senate bill candidate – Alsobrooks, Van Hollen)

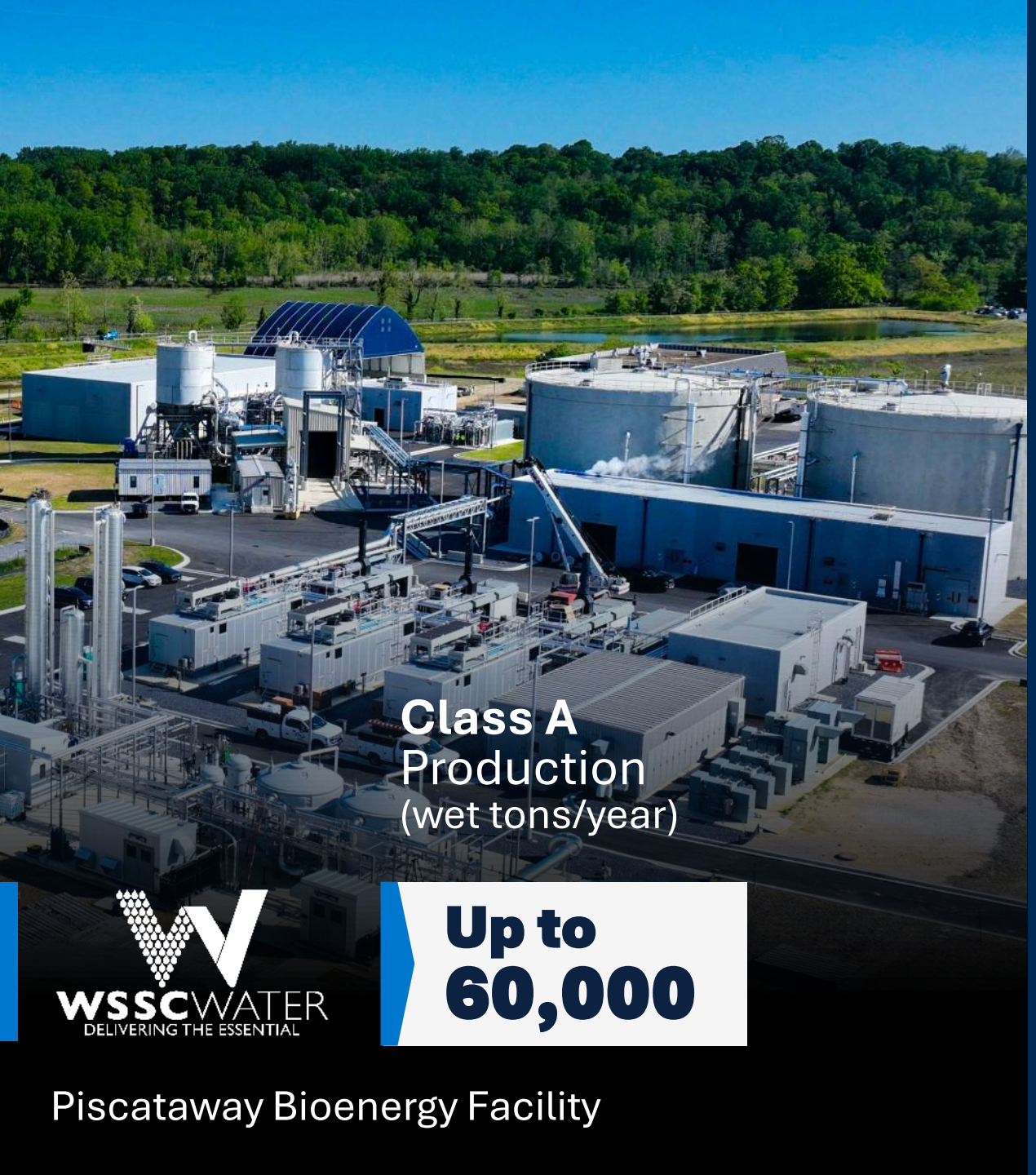
Additional funding for regional PFAS center (Senate bill candidate – Alsobrooks, Van Hollen)

Additional funding for Potomac Interceptor rehabilitation in Montgomery County (Senate bill candidate – Alsobrooks, Van Hollen)



Optimizing Operations

WSSCWATER
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Piscataway Bioenergy Facility

Class A Product!

Piscataway Bioenergy Receives Maryland Class A Biosolids Permit

Opens new markets for Class A biosolids

Creates opportunities to reduce costs and generate revenue

Next Steps:

- ✓ Apply for Class A in Virginia – **in progress**
- ✓ Apply for marketing and distribution permits in MD & VA – **in progress**

Advancing Our Water Quality Capabilities

- ✓ Newly expanded laboratory officially accredited by Maryland Department of the Environment to test for PFAS in drinking water
- ✓ Accreditation will save money
- ✓ Reduces turnaround time from weeks to days
- ✓ Safeguarding every sip



Audit Findings | High-Level Status *(As of August 31, 2026)*

Department	OIG-verified Closed Actions	Implemented Corrective Actions Pending OIG Verification	Open Corrective Actions	Total Corrective Actions
Utility Services	-	-	1	1
Customer Service	-	1	-	1
Information Technology	-	9	6	15
Procurement	-	-	1	1
PROFESSIONAL LICENSURE AND CERTIFICATION COMPLIANCE*	-	-	7	7
Police and Homeland Security	-	2	-	2
Total	-	12	15	27

*The Professional Licensure and Certification Program audit is a cross-cutting audit, with recommendations falling across five departments: Health and Safety, Human Resources, Production, Utility Services and Engineering & Construction.

Audit Risk Categories

Risk Category	Description
High	Critical control weaknesses (e.g., **exceptions** to regulations, policies, procedures and/or rules)
Medium	Control **deficiencies** that impair WSSC Water'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

Audit Findings

Project Name/ Finding	Risk Category	Recommendation	Responsible Party	Due Date
Fire Hydrant Operations **Finding 2:** Information systems have incomplete and inaccurate locational data for fire hydrants	**Medium**	Ensure the locational data for fire hydrants is accurate	Utility Services	November 2026
Contracts Closeout Audit **Finding 1:** Close-out procedures were not completed promptly	**Medium**	Implement mandatory periodic training	Procurement	September 2026

Audit Findings

Professional Licensure & Certification Compliance

Project Name/Finding	Risk Category	Recommendation	Responsible Party	Due Date
Failure to Conduct Required FMCSA Clearinghouse Queries for CDL Drivers	**High**	Strengthen Clearinghouse Compliance Controls	Health & Safety	12/30/2026
Incomplete Driver Qualification Files	**High**	Strengthen Driver Qualification File Controls	Health & Safety	12/31/2026
Failure to Maintain Continuous CDL MEC Compliance	**High**	Establish and Enforce CDL MEC Monitoring Controls	Health & Safety	12/31/2026

Audit Findings

Professional Licensure & Certification Compliance (Cont.)

Project Name/Finding	Risk Category	Recommendation	Responsible Party	Due Date
Failure to Consistently Verify and Maintain Active Operator Certification	**Medium**	Strengthen Certification Tracking and Verification Controls	Production/Utility Service	12/31/2027
Informal and Inconsistently Applied Processes Governing the Use of Current Job Descriptions	**Medium**	Strengthen Controls Over Use of Current Job Description	Human Resources	10/31/2026
Lack of Standardized HR Controls for Verifying Professional Licenses and Certifications	**Medium**	Establish Standardized HR Controls for Licensure and Certification	Human Resources	11/30/2026
Lack of Formalized Departmental Controls to Monitor License and Certification Renewal Requirements	**Medium**	Establish Formal License and Certification Monitoring Controls	Engineering and Construction	11/30/2026

Maryland Association of Counties (MACo) Recap

- ✓ Connected with state and county leaders
- ✓ Showcased AMI and Secure the Source
- ✓ Promoted contracting opportunities



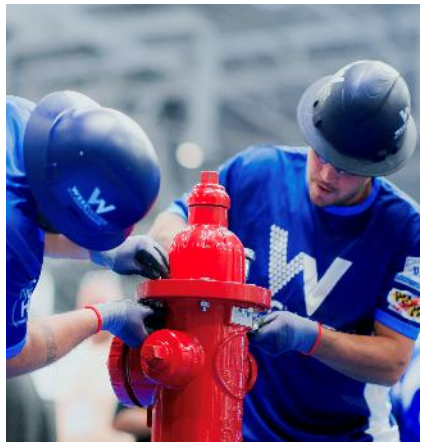




A **Terrific** Tri-Con



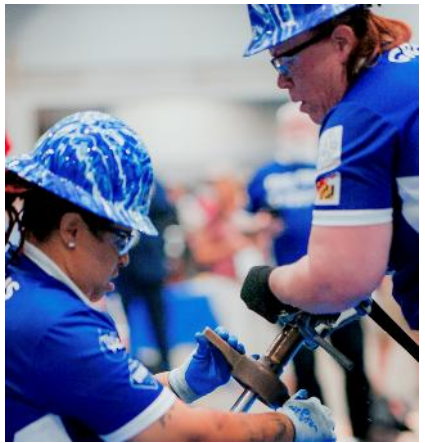














Business of the Day

Management Agenda Items Presented	**19**
Total Value of All Contract Actions	**$117,417,569.71**
Information-only Presentations (Management)	**8**

New Awards	**16**
Engineering & Construction (9)	$43,125,082.50
Production (2)	$16,057,820.00
General Services (2)	$12,000,000.00
Utility Services (3)	$40,800,000.00
Total	**$111,982,902.50**

Change Orders	**2**
Production (1)	$3,300,000.00
Customer Service (1)	$12,454.25
Total	**$3,312,454.25**

Option Terms	**1**
Production (1)	$2,122,212.96
Total	**$2,122,212.96**

Questions?

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Commission Performance Report

General Manager's Office of
Performance & Accoutability (GMOPA)

WSSC Water Commission Meeting - September 2026

Contents

The report is produced on a monthly basis. Each Key Performance Indicator (KPI) reflects the most recently available data unless noted otherwise.

Affordability & Financial Viability
- Accounts Billed On-Time
- Customer Payments
- Days of Cash On-Hand by Fiscal Year (FY)
- Past Due Accounts
- Past Due Amounts

Optimizing Operations
- Basement Backups
- Sanity Sewer Overflows (SSOs)
- Water Main Breaks
- Water Main Restoration Time
- Water Production
- Wastewater Treatment

Asset Management & Infrastructure Reliability
- Monthly Fire Hydrant Inspections
- Proactive (Preventative) Maintenance
- Surface Water Withdrawals Maintenance

Sustainability & Resiliency
- Emergency & Coordinated Responses

Culture Shift
- Occupational Injuries
- Training Classes Offered in Health & Safety

Workforce Development
- Employee Turnover Rate
- Monthly Positions Filled
- Retirement Eligibility, Full Now
- Retirement Eligibility, Early Within 5 Years

Customer Experience & Service Delivery
- Average Answer Speed
- Calls Answered
- Call Volume
- Estimated Bills

Affordability & Financial Viability

KPIs

1. Accounts Billed On-Time:
   99.99%
2. Customer Payments:
   $75 Million
3. Days of Cash On-Hand for FY27:
   159 Days
4. Past Due Accounts:
   89,489 Accounts
5. Past Due Amounts:
   $79 Million

Key Insights

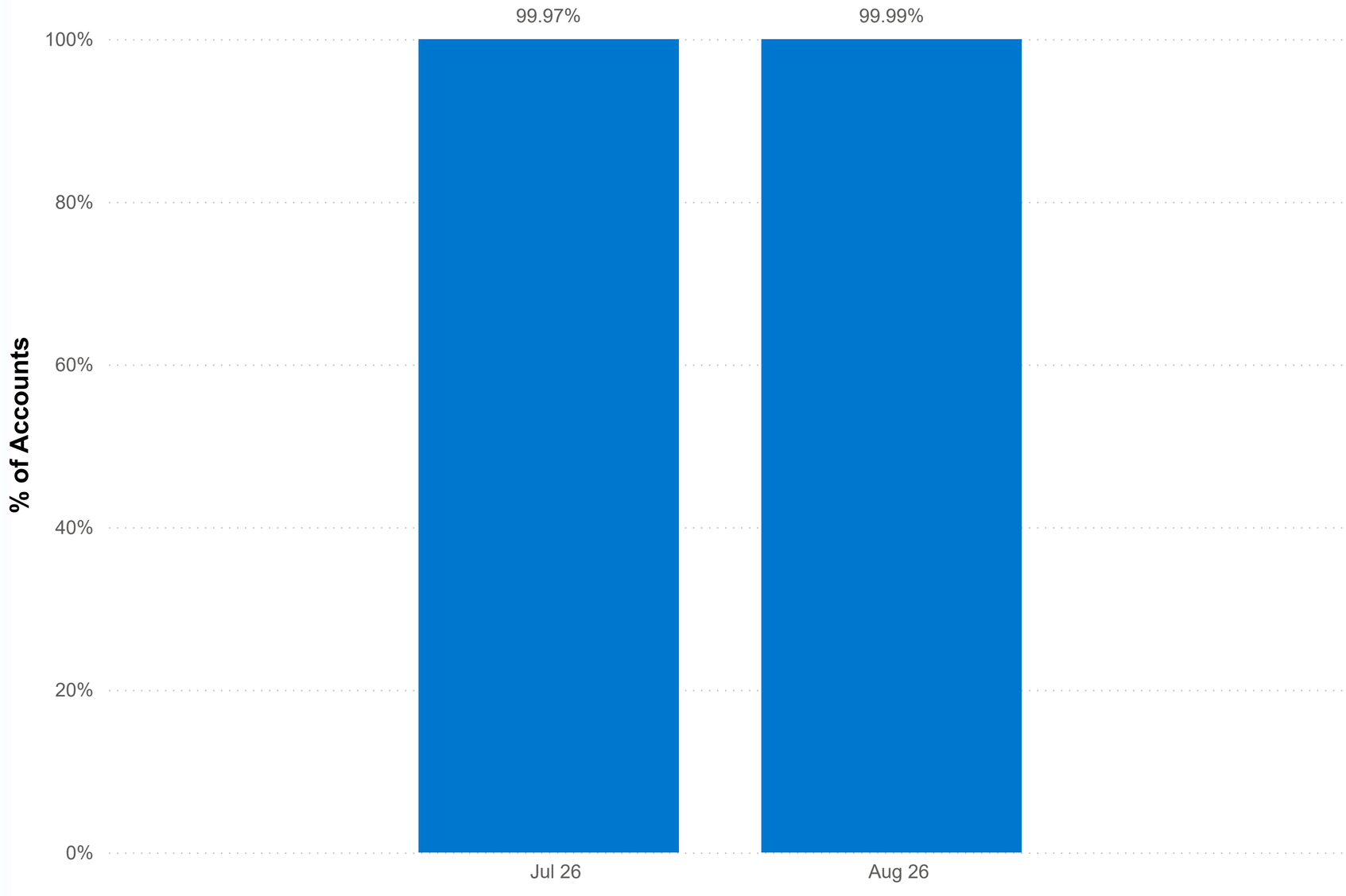
- **99.99%** of accounts were billed on-time for August 2026.
- Monthly customer payments totaled **$75 million**.

Fiscal Year:

2027

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Accounts Billed On-Time (%)



Asset Management & Infrastructure Reliability

KPIs

1. Monthly Fire Hydrant Inspections:
   7,282 Inspections
2. Proactive (Preventative) maintenance:
   1,730 Hours
3. Surface Water Withdrawals:
   6,005 MGD

Key Insights

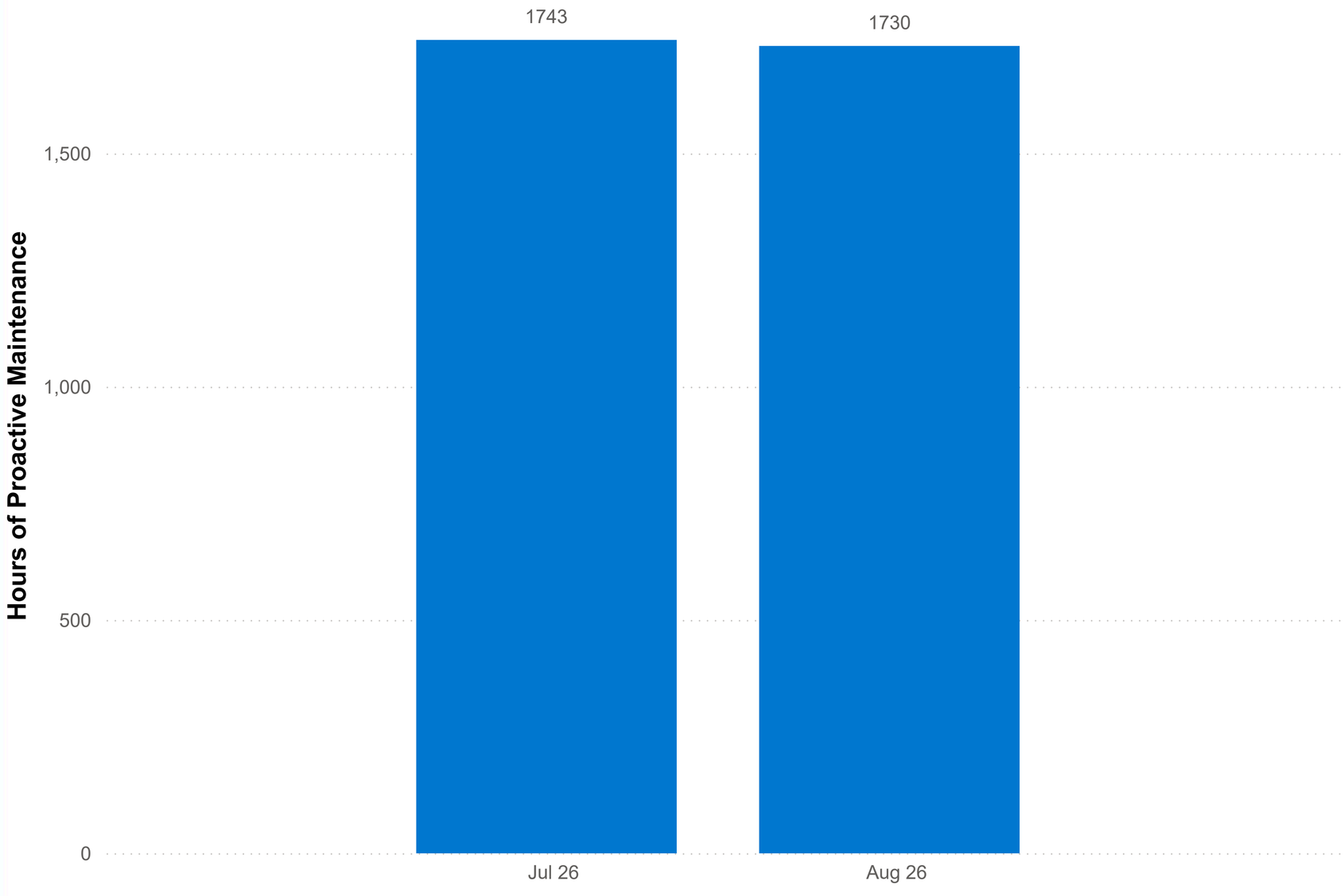
- Proactive (Preventative) Maintenance hours in Utility Services and Production held steady month over month, with a slight decrease from 1,743 hours in July to **1,730 hours** in August, reflecting consistent investment in preventative work.
- Surface Water Withdrawals declined **3%** compared to July, from 6,181 MGD to **6,005 MGD**, translating to an average daily rate of approximately 200 MGD, comfortably above the system's average demand of approximately 170 MGD.

Fiscal Year:

2027

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Proactive (Preventative) Maintenance



Culture Shift

Fiscal Year:

2027

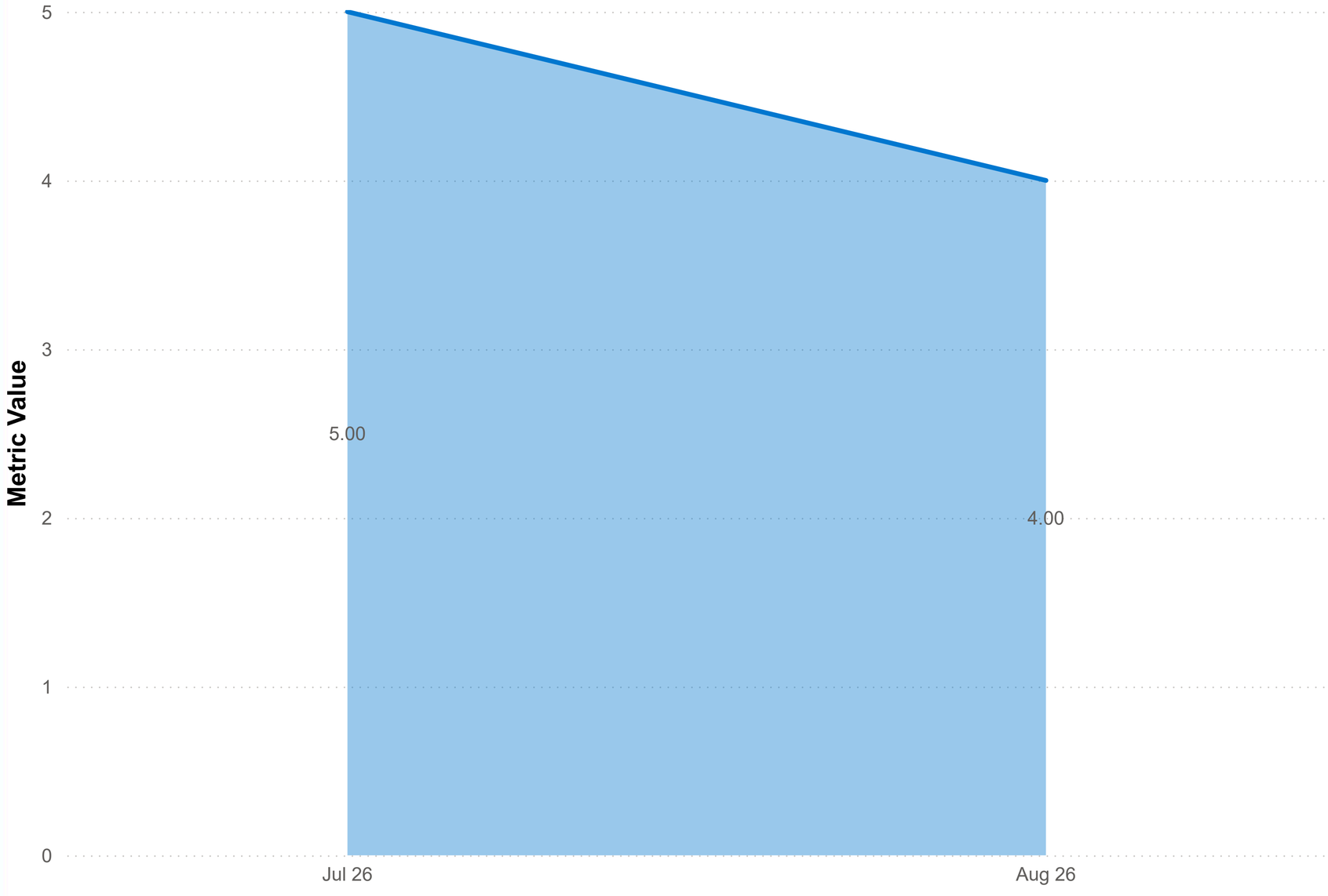
KPIs

1. Occupational Injuries:
   10 Injuries - June 2026
2. Training Classes Offered in Health & Safety:
   4 Classes

Key Insights

- Utility Services and Production conducted **4** health and safety classes in August 2026, reinforcing employee readiness and compliance.
- Safety culture was strengthened through the rollout of enhanced eye protection and upgraded safety helmets.
- Field safety advanced proactively through heat illness prevention efforts and the adoption of digital traffic control tools.

Training Classes Offered in Health and Safety



Customer Experience & Service Delivery

KPIs

1. Average Answer Speed:
   510 seconds / 8.5 minutes
2. Call Volume:
   33,544 Calls
3. Calls Answered:
   30,190 (90%) Calls Answered
4. Consecutive Estimated Bills:
   2,117 Bills

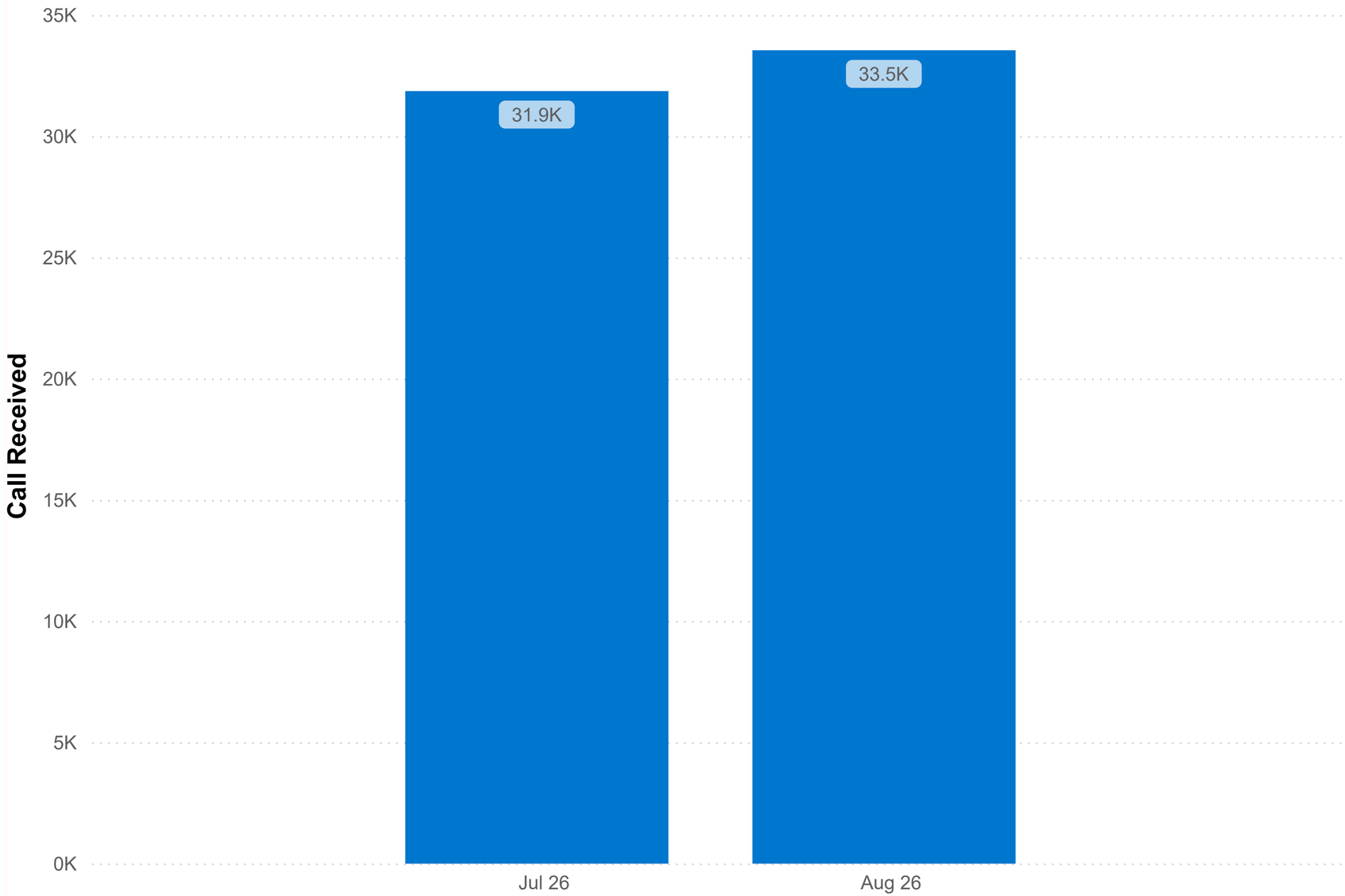
Key Insights

- Nearly **9 out of 10** customer calls were answered.
- The average speed of answer was **8.5 minutes**, with an average handle time of 9.5 minutes, allowing time for thorough resolution.

Fiscal Year:
2027

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Call Volume



Optimizing Operations

Fiscal Year:

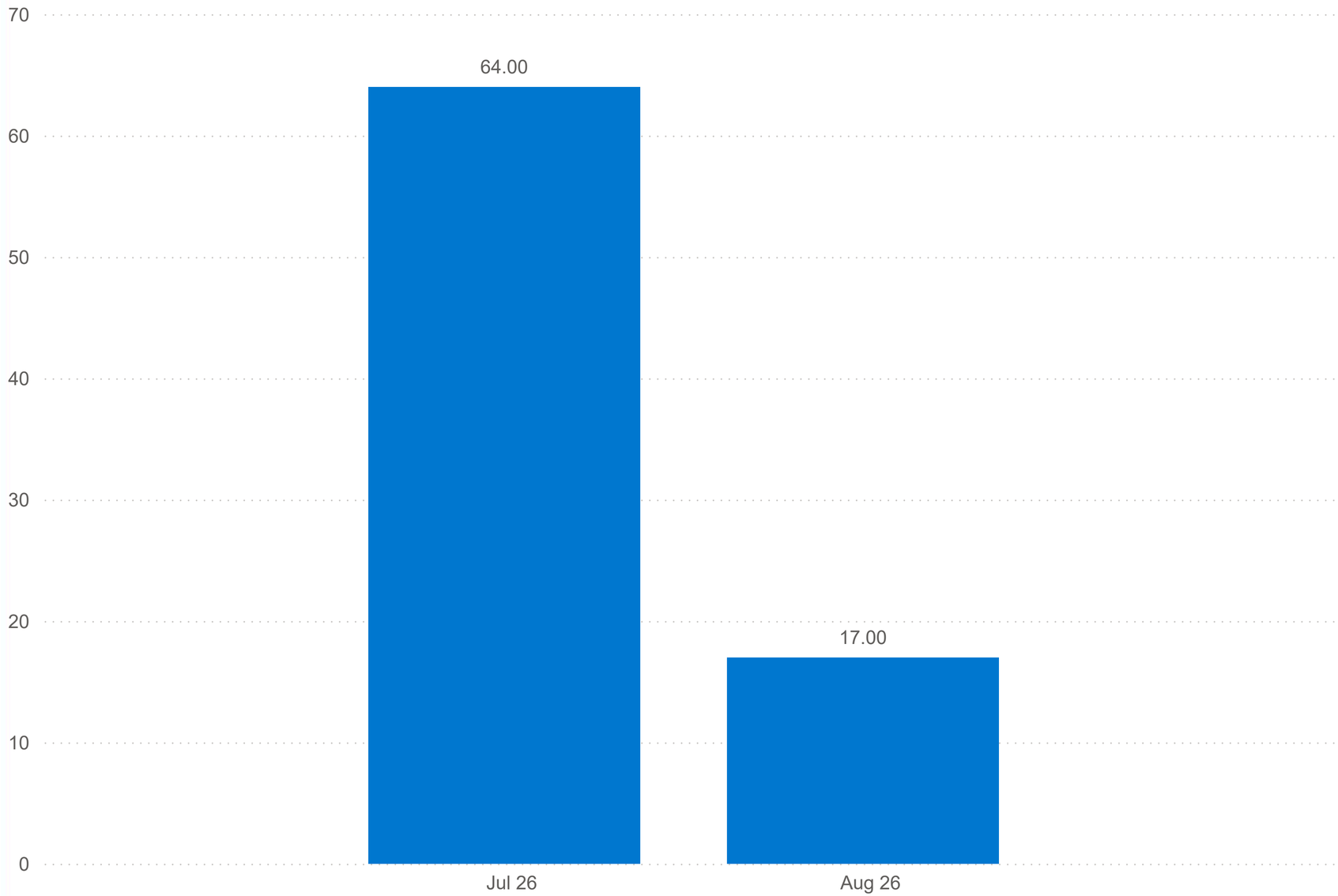
2027

KPIs

1. Basement Backups (BBKs):
   17 BBKs
2. Sanitary Sewer Overflows (SSOs):
   5 SSOs
3. Water Main Breaks:
   26 breaks
4. Water Main Restoration Time:
   10 hours
5. Water Production:
   178.28 MGD
6. Wastewater Treatment:
   160.1 MGD - July 2026

Key Insights

- Basement backups decreased by **73%**, from 64 in July to **17** in August, resulting in 47 fewer reported incidents and reduced customer impact during the month.



Sustainability & Resiliency

KPIs

1. Emergency Preparedness, Coordination, and Responses:
   7 Events

Key Insights

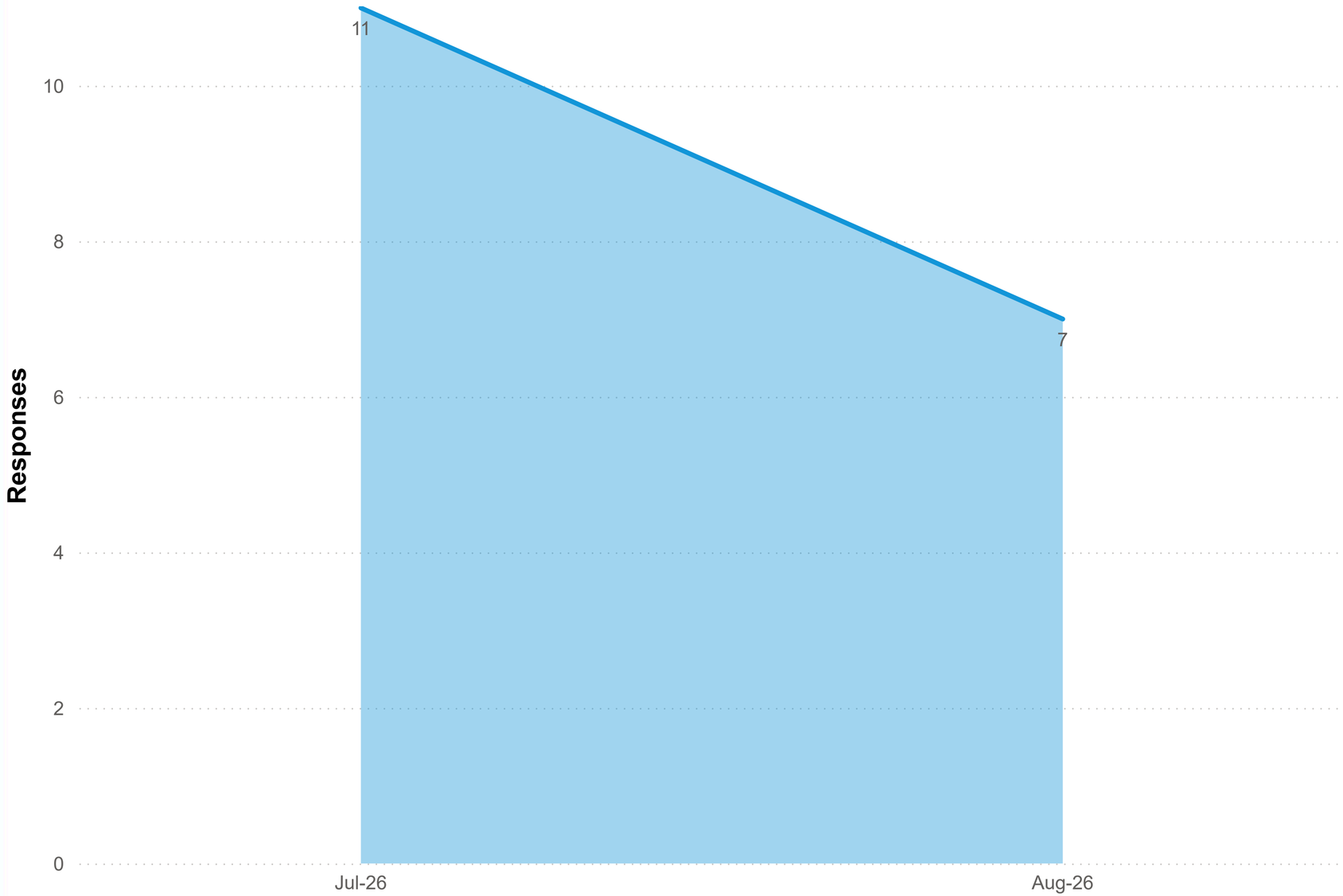
- Emergency readiness was strengthened in August through ongoing Emergency Response Plan development, awareness, and coordination.
- Exercises were conducted to prepare for search and rescue, pipeline, sewer overflow, and chlorine-related emergencies.
- Proactive safety measures and coordinated responses supported facility and infrastructure preparedness.

Fiscal Year:

2027

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Emergency & Coordinated Responses



Workforce Development

Fiscal Year:

2027

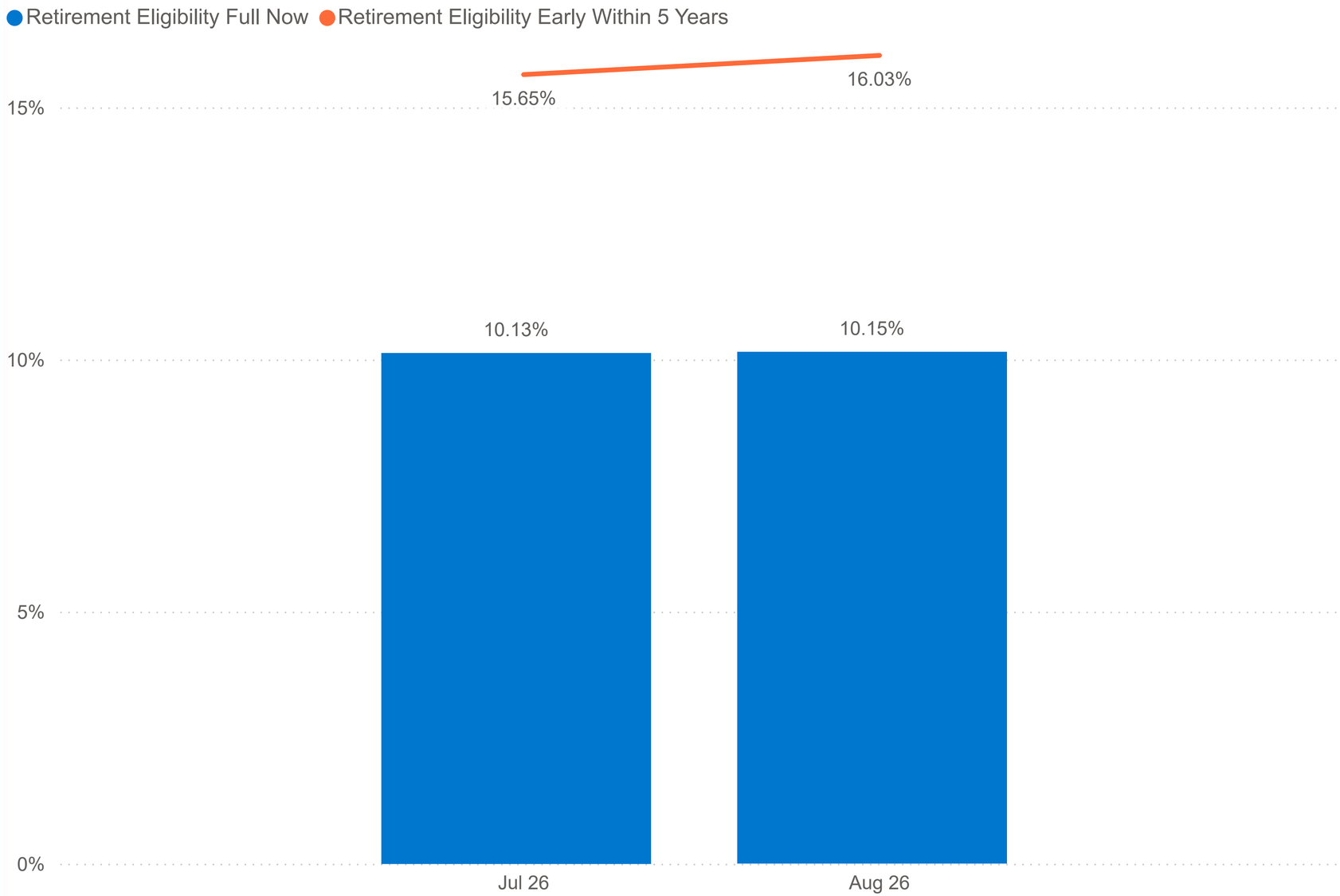
KPIs

1. Employee Turnover Rate:
   0.05%
2. Retirement Eligibility, Full Now:
   10.15%
3. Retirement Eligibility, Early within 5 Years:
   16.03%

Key Insights

- Immediate full retirement eligibility has stayed consistent within the last year.
- Early retirement eligibility has shown a consistent upward trend, reflecting an increasing proportion of employees who now meet the early-retirement criteria.

Retirement Eligibility (%)



Turnoffs & Turnons - August 2026

Montgomery County
Summary of Turnoffs and Turnons
from 08/01/2026 to 08/31/2026

782	592
Total Turnoffs Attempted	Completed Turnons

708	74
Completed Turn Offs	Attempted and Not Completed

Prince George's County
Summary of Turnoffs and Turnons
from 08/01/2026 to 08/31/2026

1547	1114
Total Turnoffs Attempted	Completed Turnons

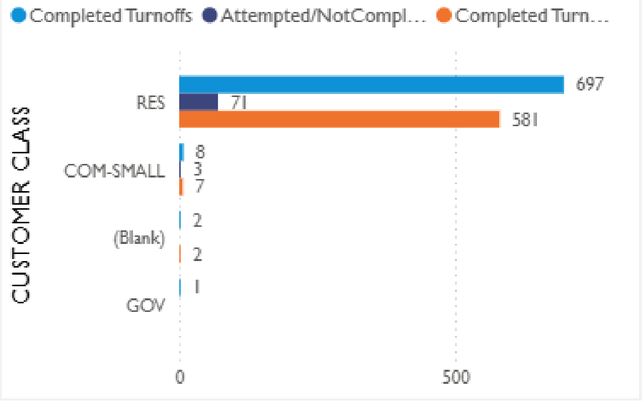
1496	51
Completed Turn Offs	Attempted and Not Completed

All WSSC Water Service Area
Summary of Turnoffs and Turnons
from 08/01/2026 to 08/31/2026

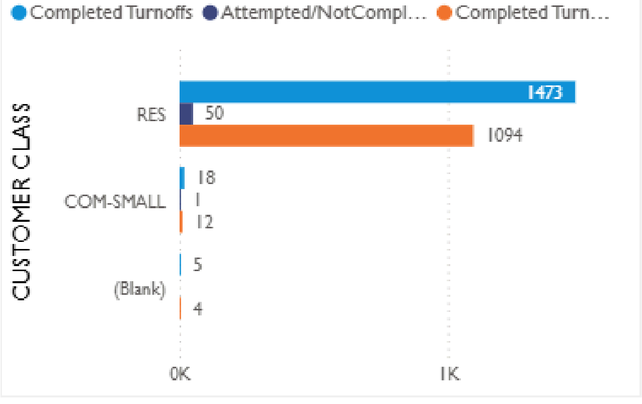
2329	1706
Total Turnoffs Attempted	Completed Turnons

2204	125
Completed Turn Offs	Attempted and Not Completed

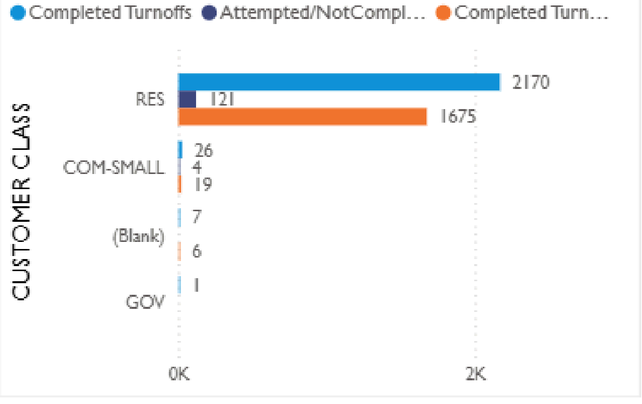
Montgomery County
Turnoffs & Turnons by Collections Class
from 08/01/2026 to 08/31/2026



Prince George's County
Turnoffs & Turnons by Collections Class
from 08/01/2026 to 08/31/2026



All WSSC Water Service Area
Turnoffs & Turnons by Collections Class
from 08/01/2026 to 08/31/2026



Turnoffs & Turnons - FYTD

Montgomery County
Summary of Turnoffs and Turnons
from 07/01/2026 to 08/31/2026

1312	1003
Total Turnoffs Attempted	Completed Turnons

1213	99
Completed Turn Offs	Attempted and Not Completed

Prince George's County
Summary of Turnoffs and Turnons
from 07/01/2026 to 08/31/2026

2487	1745
Total Turnoffs Attempted	Completed Turnons

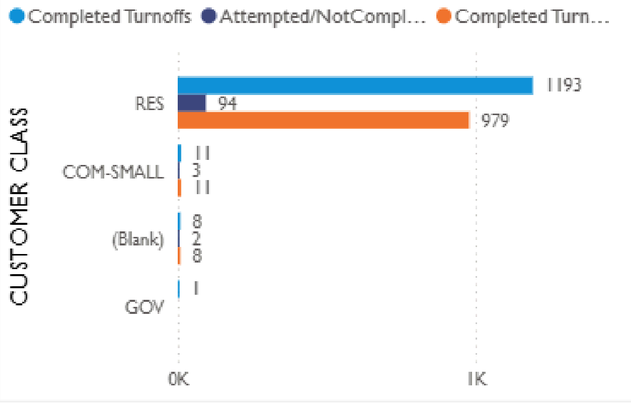
2379	108
Completed Turn Offs	Attempted and Not Completed

All WSSC Water Service Area
Summary of Turnoffs and Turnons
from 07/01/2026 to 08/31/2026

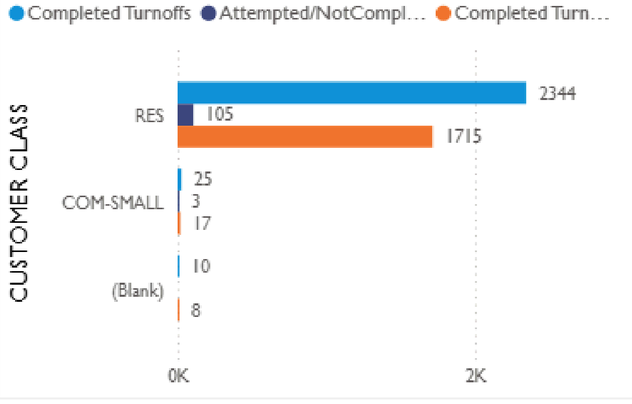
3799	2748
Total Turnoffs Attempted	Completed Turnons

3592	207
Completed Turn Offs	Attempted and Not Completed

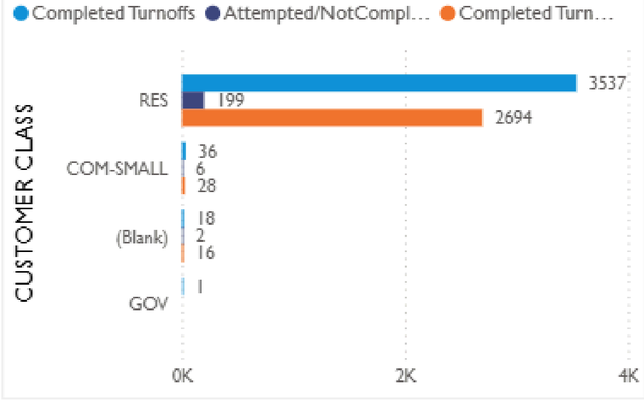
Montgomery County
Turnoffs & Turnons by Collections Class
from 07/01/2026 to 08/31/2026



Prince George's County
Turnoffs & Turnons by Collections Class
from 07/01/2026 to 08/31/2026



All WSSC Water Service Area
Turnoffs & Turnons by Collections Class
from 07/01/2026 to 08/31/2026



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WSSC Water Service Area Trends, Water/Sewer Forecasts, and Delinquency Analysis

Keith Waters, Ph.D.
Center for Regional Analysis / Stephen S. Fuller Institute
Schar School of Policy and Government
George Mason University

September 16th, 2026

SCHAR SCHOOL OF POLICY AND GOVERNMENT
George Mason University

CENTER FOR REGIONAL ANALYSIS

Presentation for Information Purposes

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Summary

Water Consumption and Sewer Usage:

- While pandemic had substantially more impact than the current federal disruptions with almost no discernible impact on WSSC Water services.
- *Forecast:*
  - Water consumption and sewer usage through 2028 will be largely consistent with recent usage, and
  - Revenue for both will continue to rise roughly in line with the previous years.

Delinquency:

- Delinquencies spiked after October 2025, following federal workforce reductions.
- Residential customers drive the trend, accounting for 95.7% of delinquent accounts and 78.6% of delinquent balances.
- Conditions may be stabilizing, with slower delinquency growth, lower average overdue balances, and stabilizing employment prospects.

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Outline

- WSSC Water Region's Economy
- Water Consumption and Sewer Usage Trends
- Key Market Conditions
- WSSC Water - Forecasts

- WSSC Water Delinquency Trends
- Residential Delinquency Trends
- Key Market Conditions
- Conclusion and Discussion

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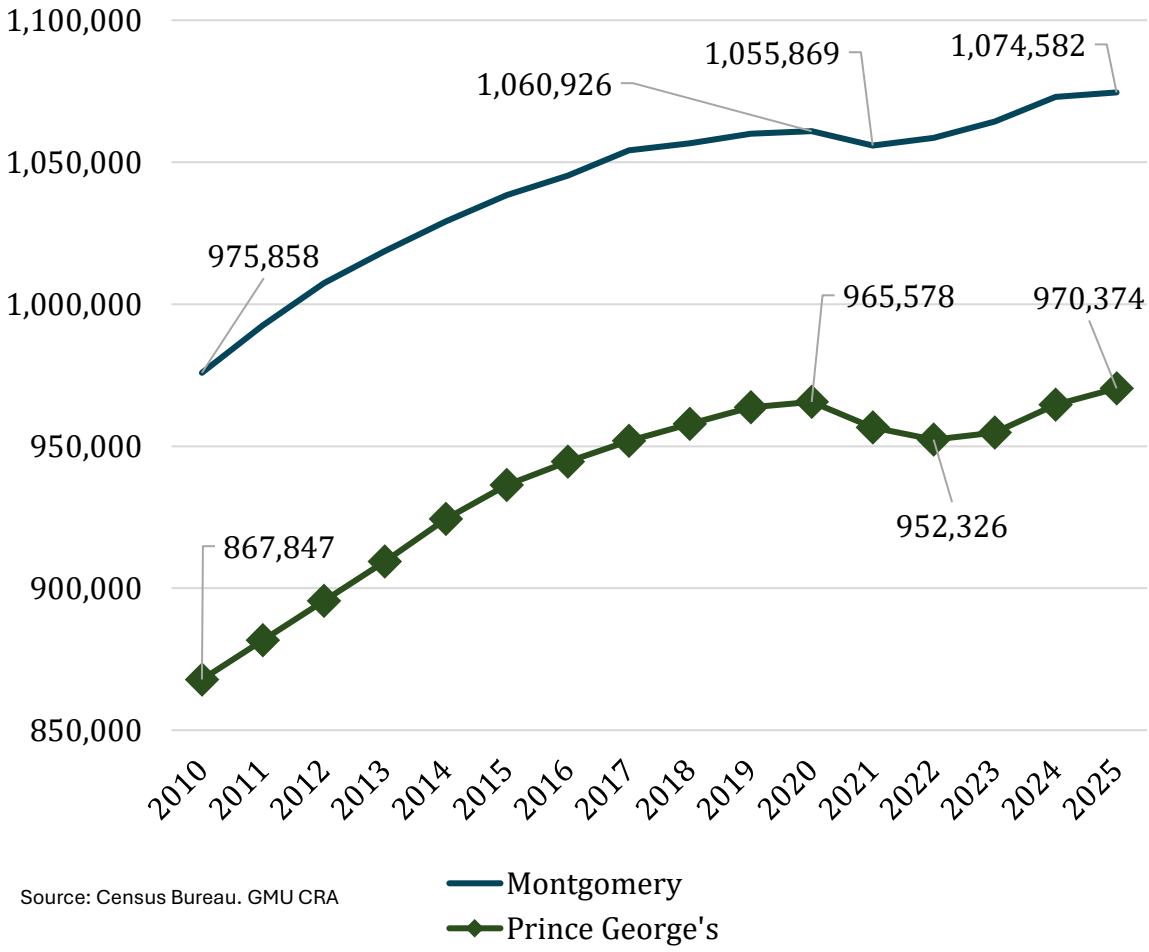
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WSSC Water Region's Economy

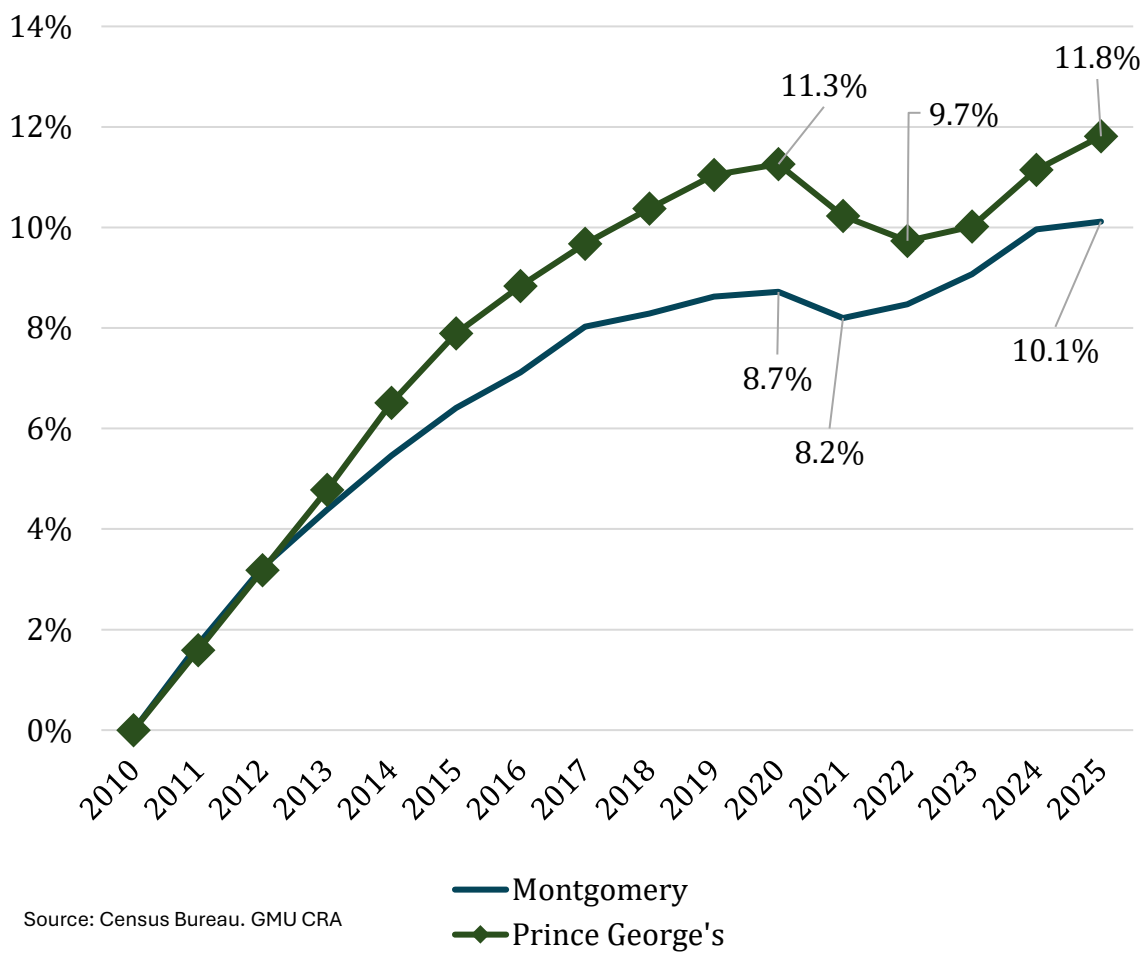
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Population

Level and Indexed to 2010



Source: Census Bureau. GMU CRA

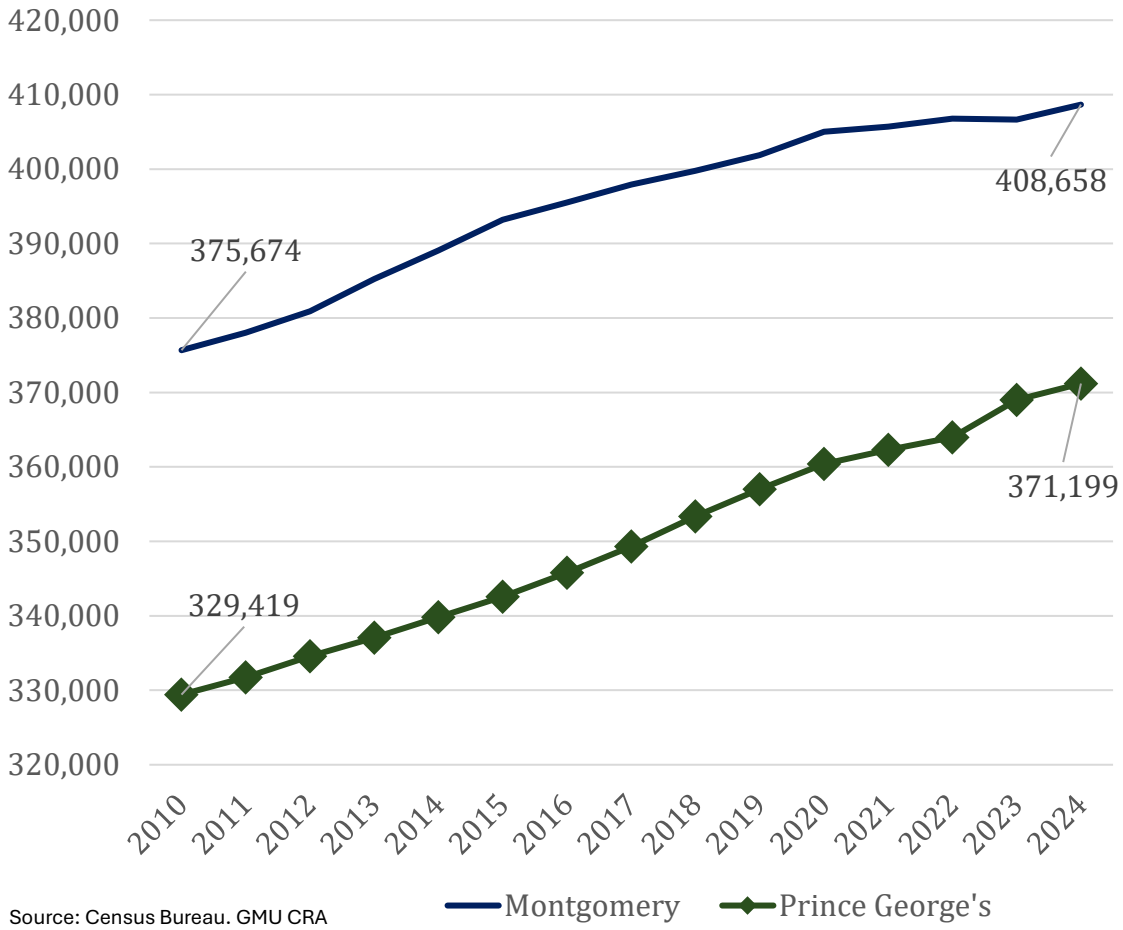


Source: Census Bureau. GMU CRA

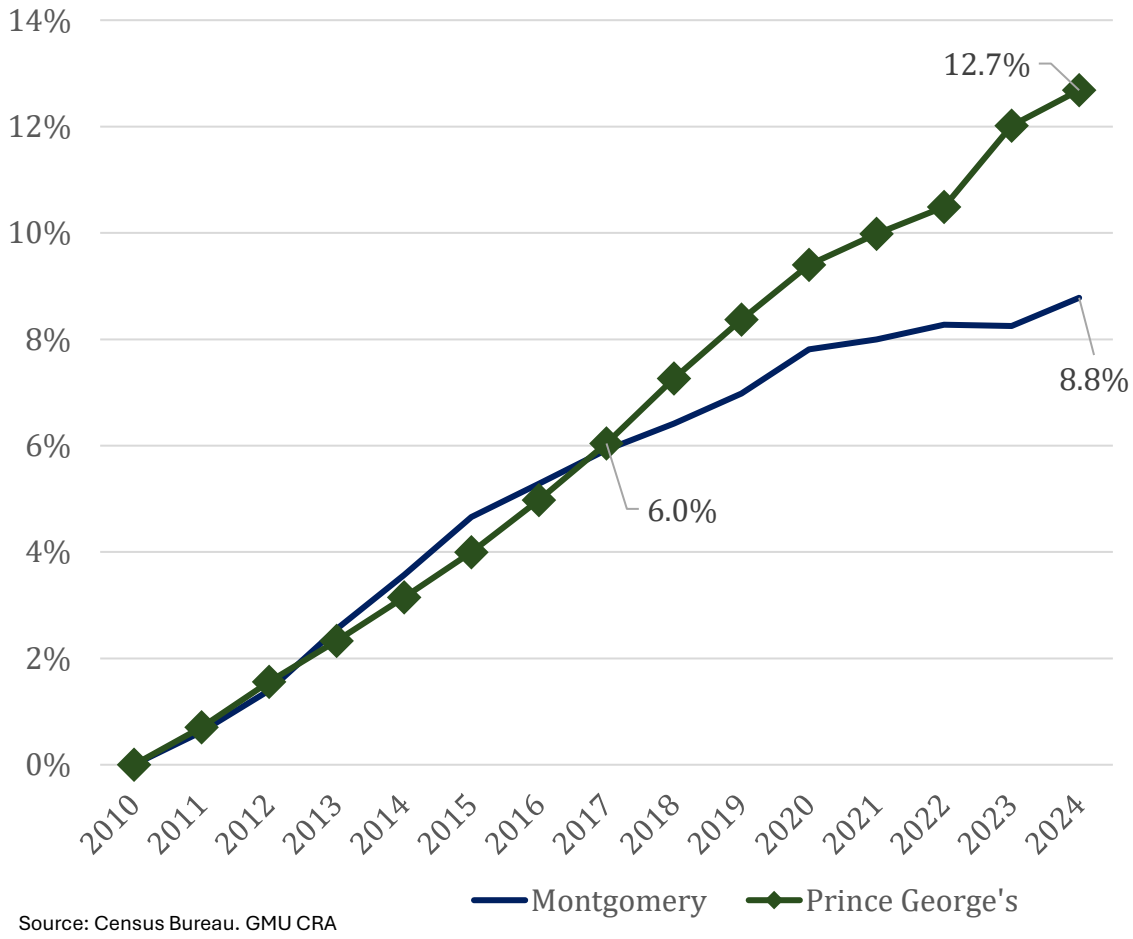
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Housing Units

Level and Indexed to 2010



Source: Census Bureau. GMU CRA



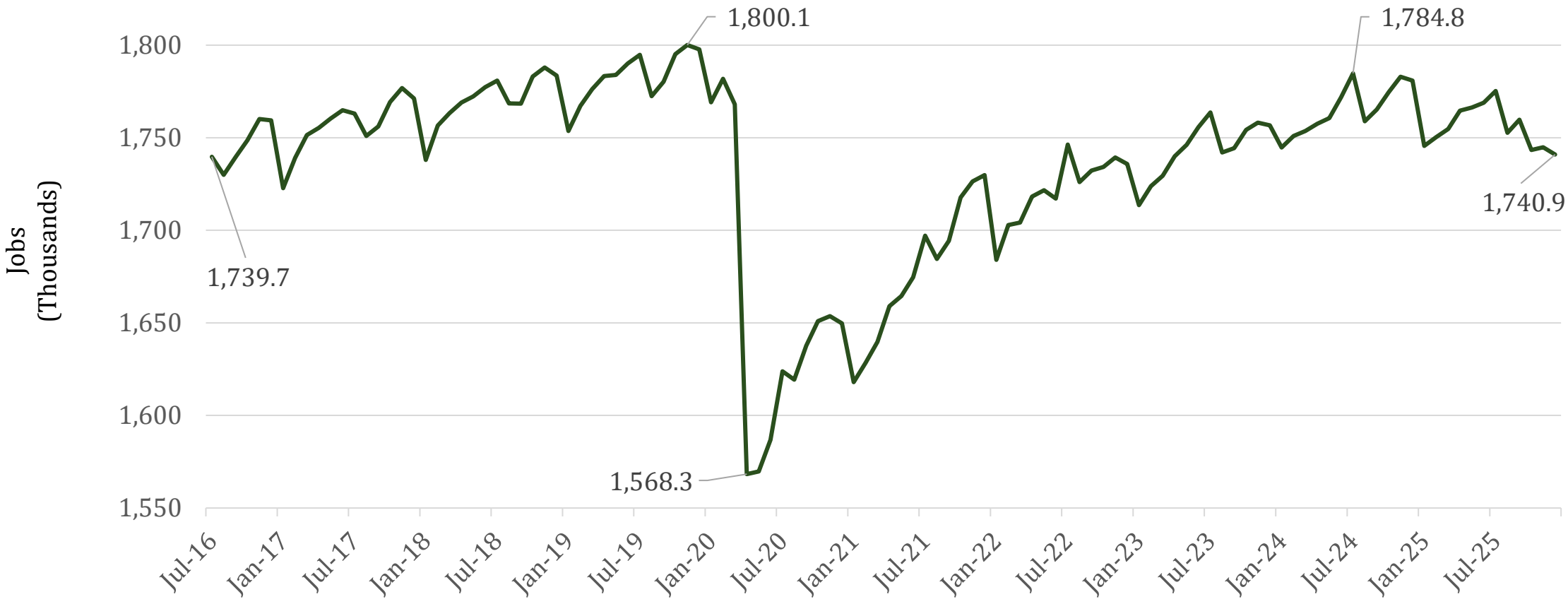
Source: Census Bureau. GMU CRA

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Payroll Employment

Greater WSSC Water Service Area (thousands of jobs)



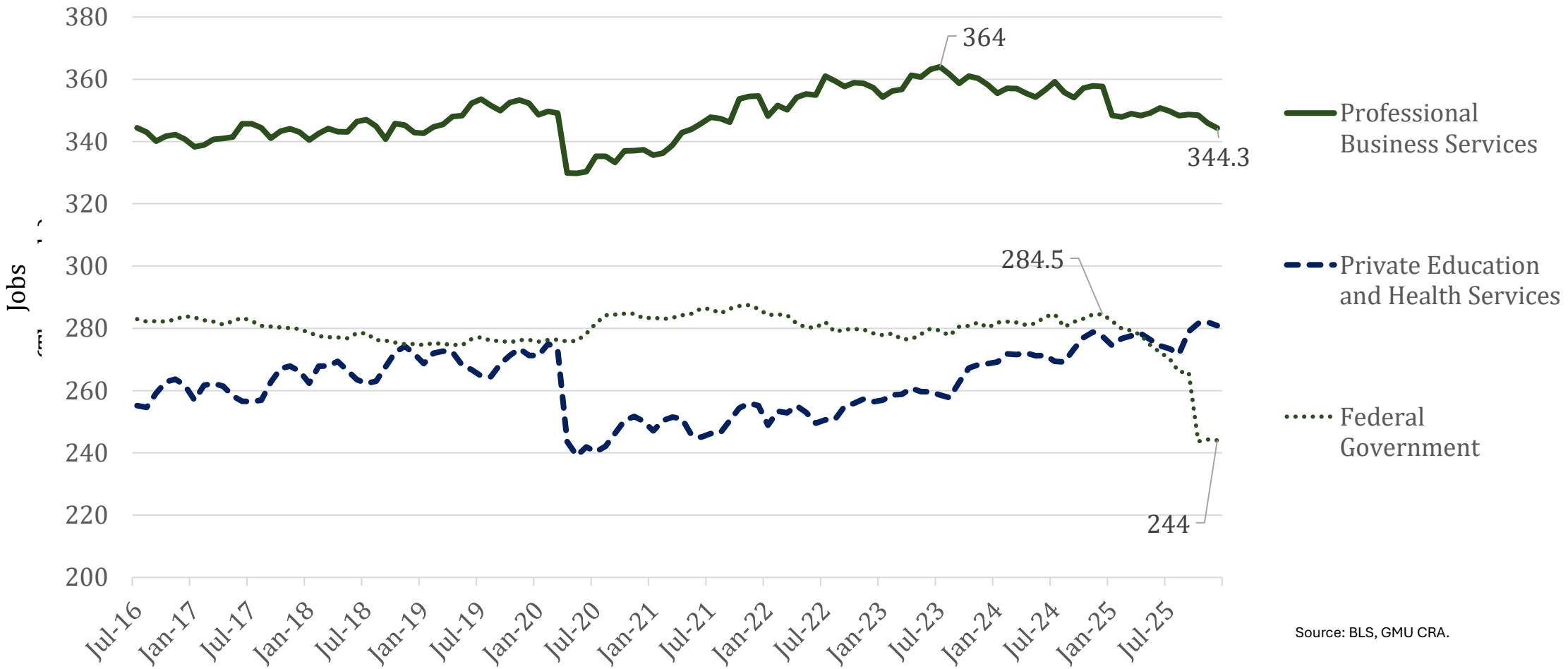
Source: BLS, GMU CRA.

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Payroll Employment

Greater WSSC Water Service Area



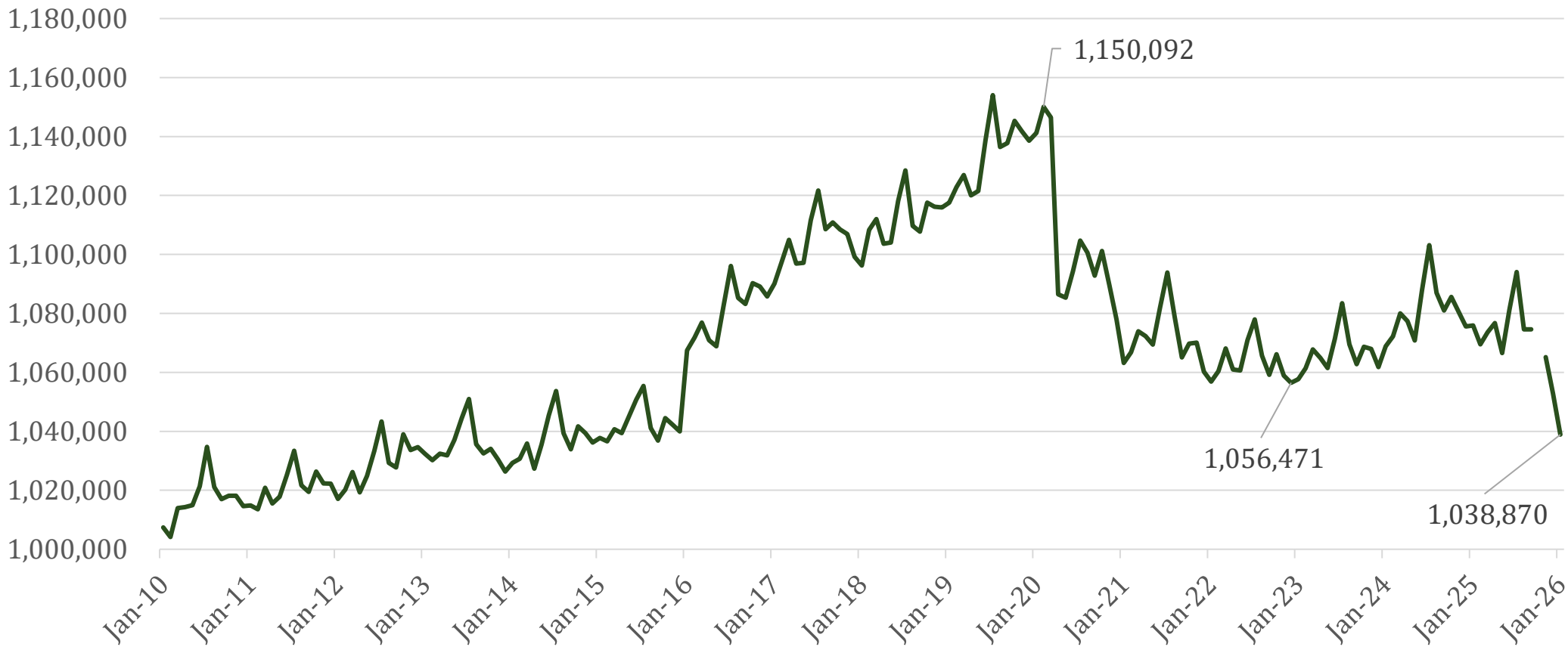
Source: BLS, GMU CRA.

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Labor Force

WSSC Water Service Area



Source: BLS, GMU CRA.

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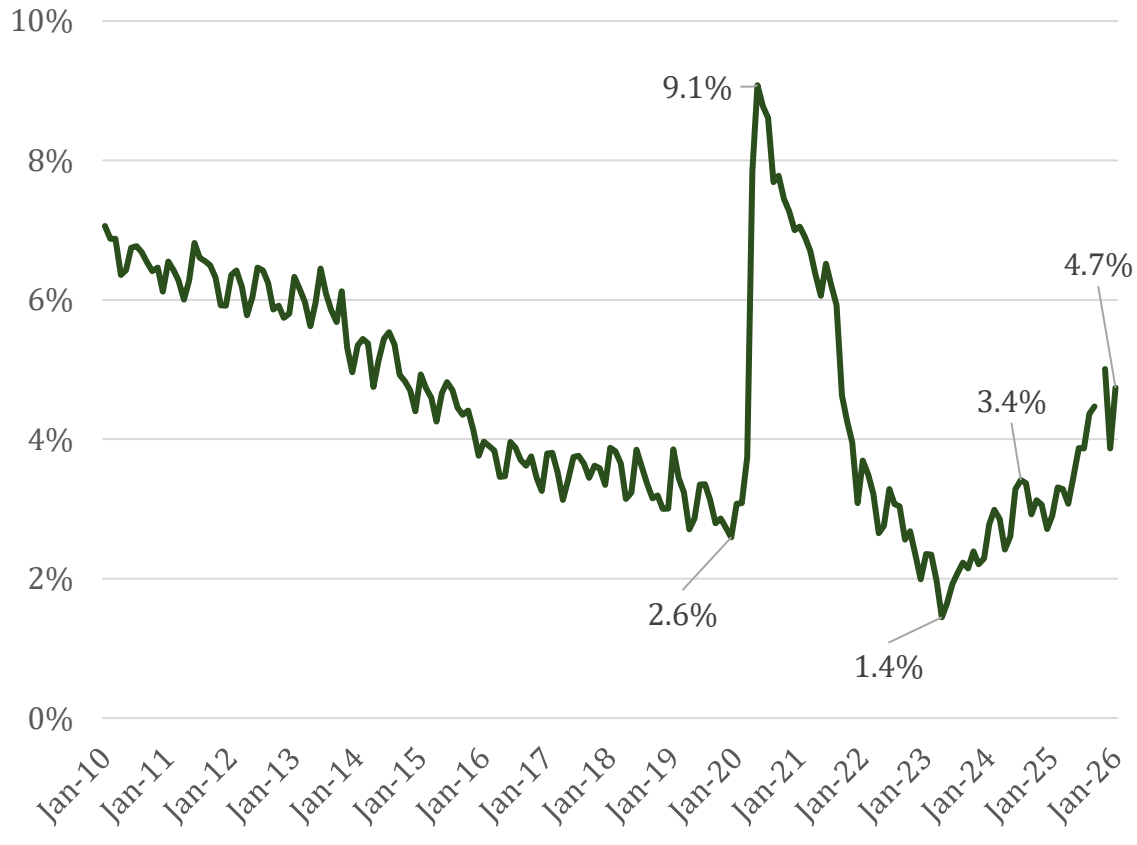
Unemployment and Rate

WSSC Water Service Area

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Source: BLS, GMU CRA.

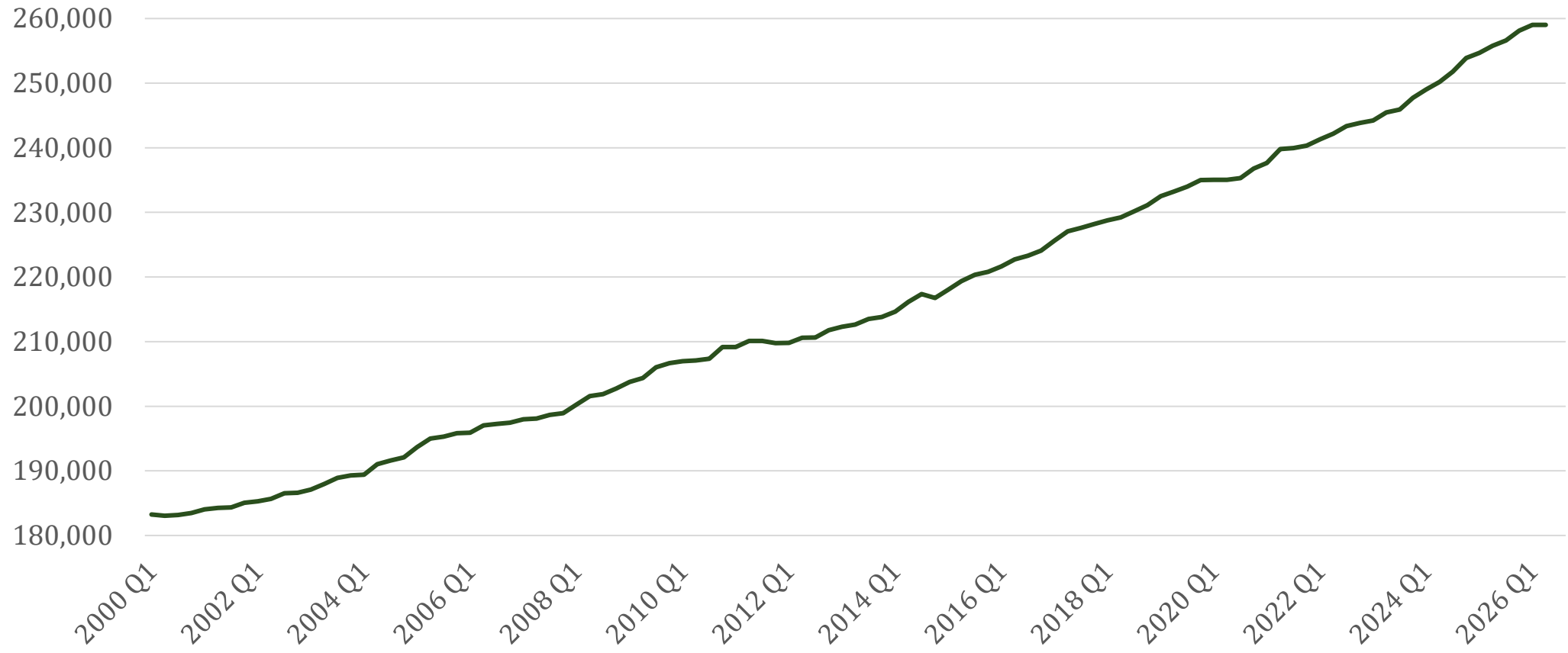


Source: BLS, GMU CRA.

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Multi-Family Units

WSSC Water Service Area



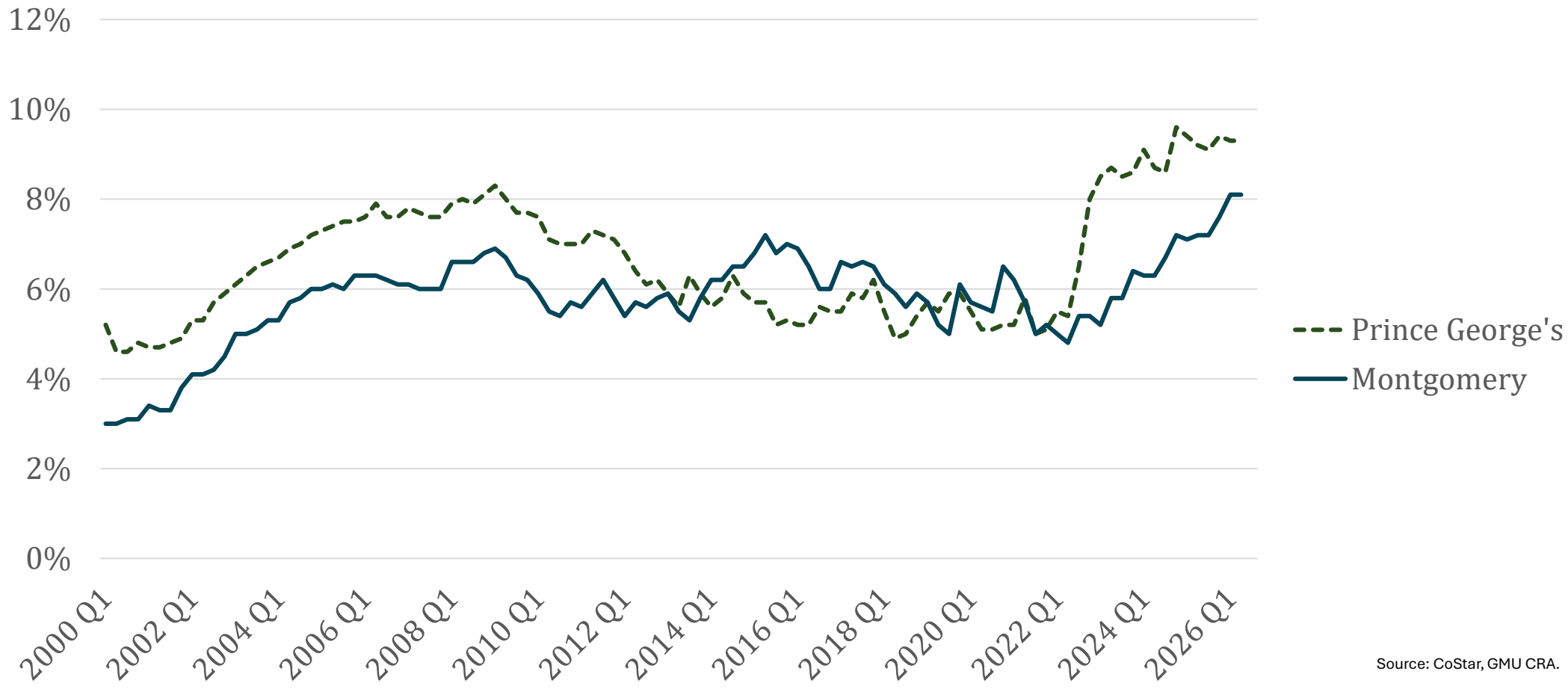
Source: CoStar, GMU CRA.

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Multi-Family Direct Vacancy

WSSC Water Service Area



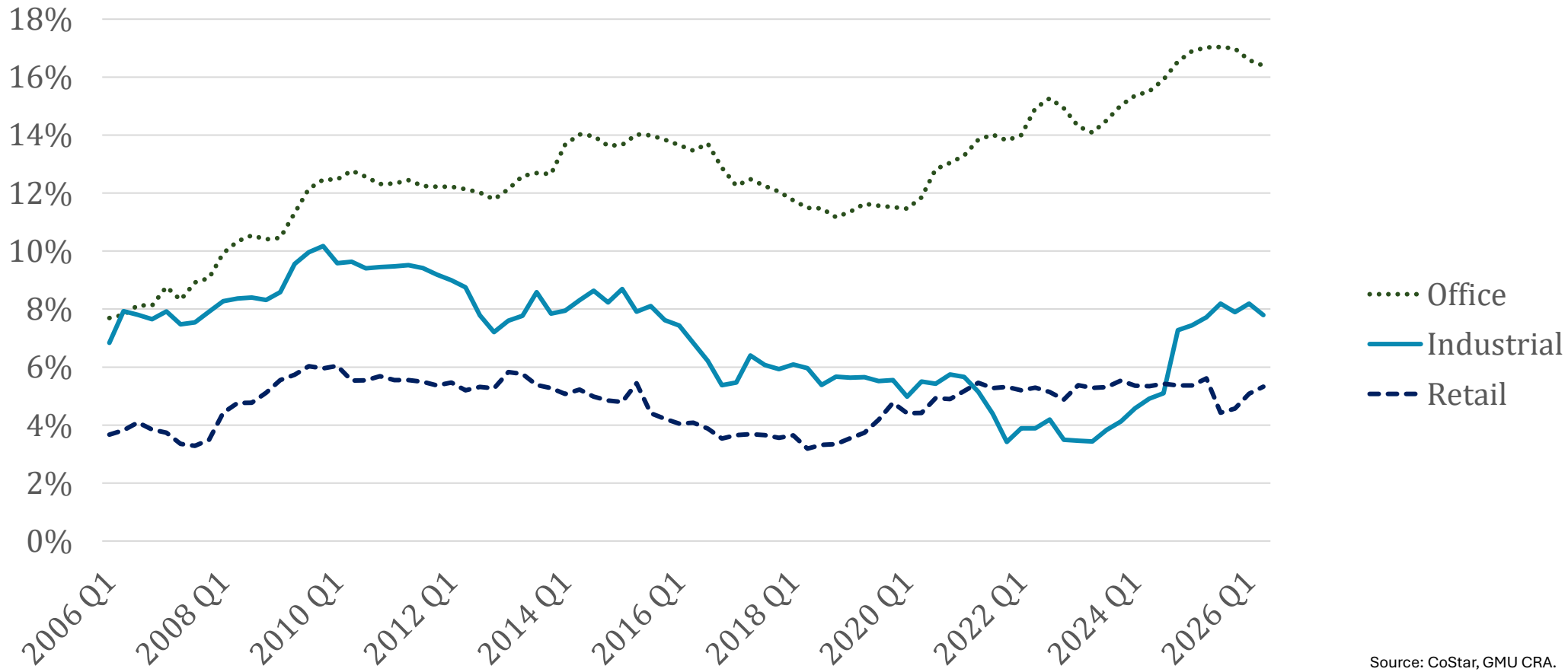
Source: CoStar, GMU CRA.

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Commercial Direct Vacancy

WSSC Water Service Area



Source: CoStar, GMU CRA.

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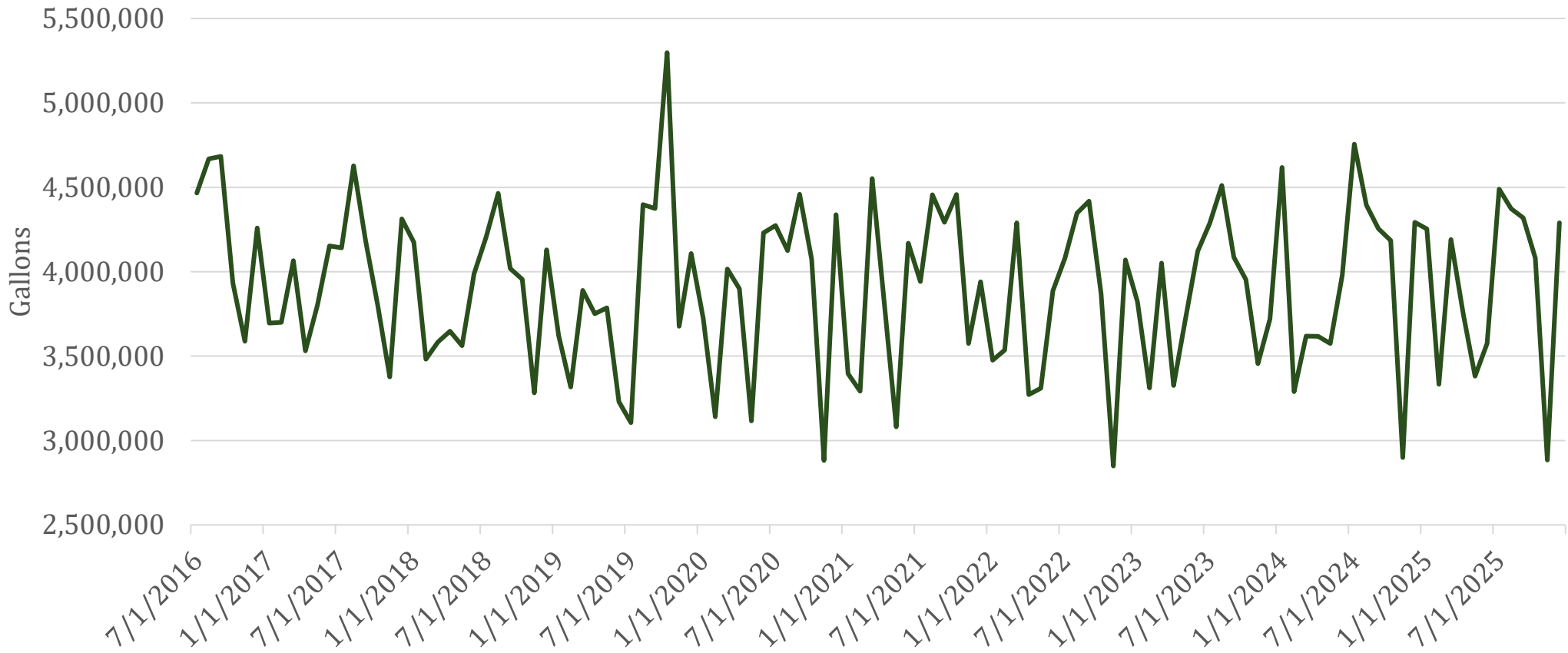
CENTER FOR REGIONAL ANALYSIS

Water Consumption and Sewer Usage Trends

SCHAR SCHOOL OF POLICY AND GOVERNMENT
George Mason University

Water Consumption

Monthly



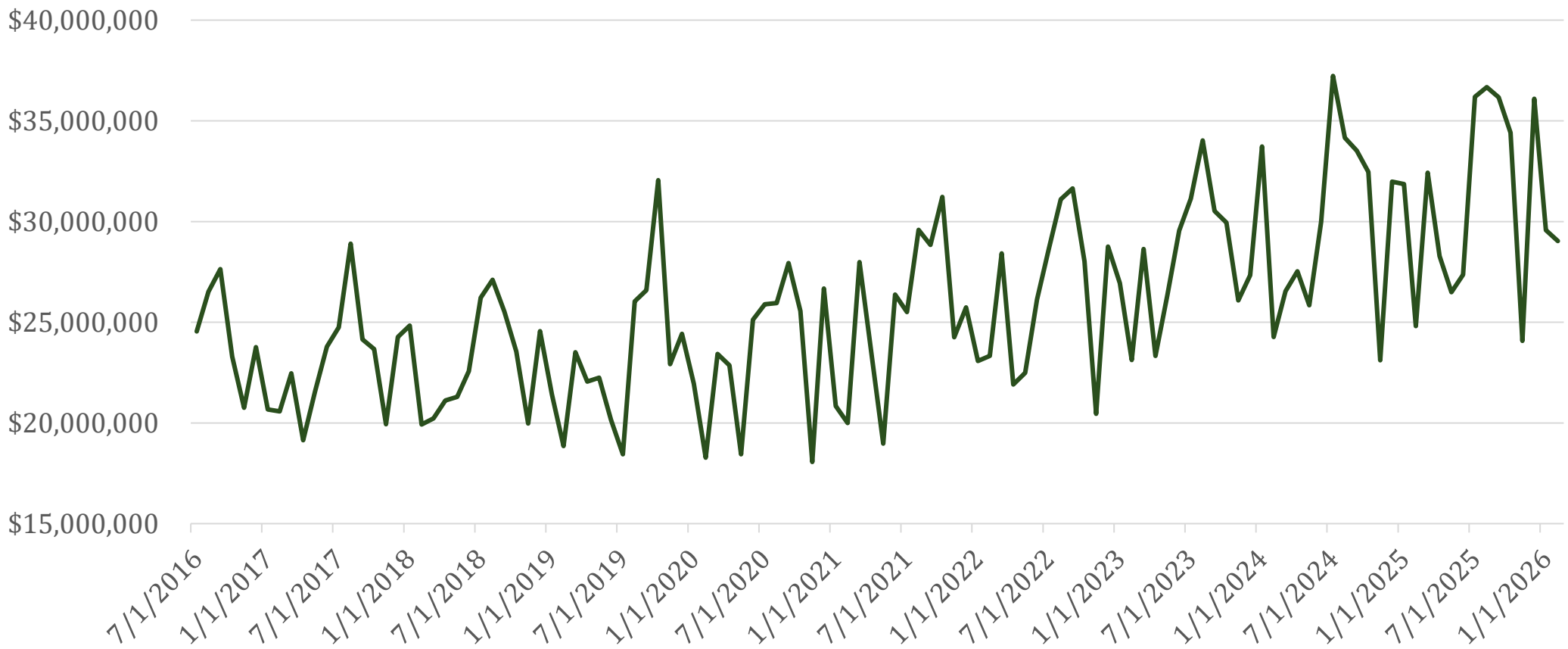
Source: WSSC Water, GMU CRA.

CENTER FOR REGIONAL ANALYSIS

SCHAR SCHOOL OF POLICY AND GOVERNMENT
George Mason University

Water Revenue

Monthly



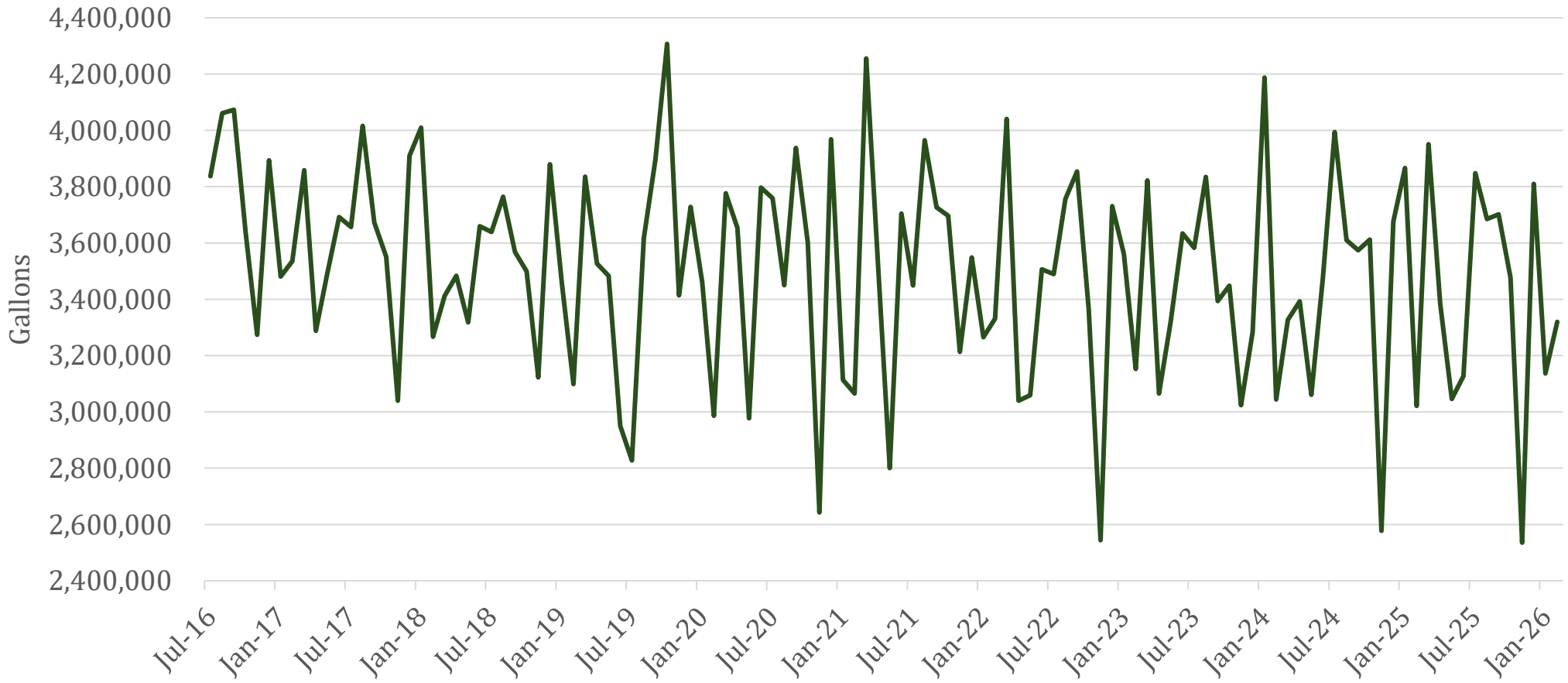
Source: WSSC Water, GMU CRA.

CENTER FOR REGIONAL ANALYSIS

SCHAR SCHOOL OF POLICY AND GOVERNMENT
George Mason University

Sewer Usage

Monthly



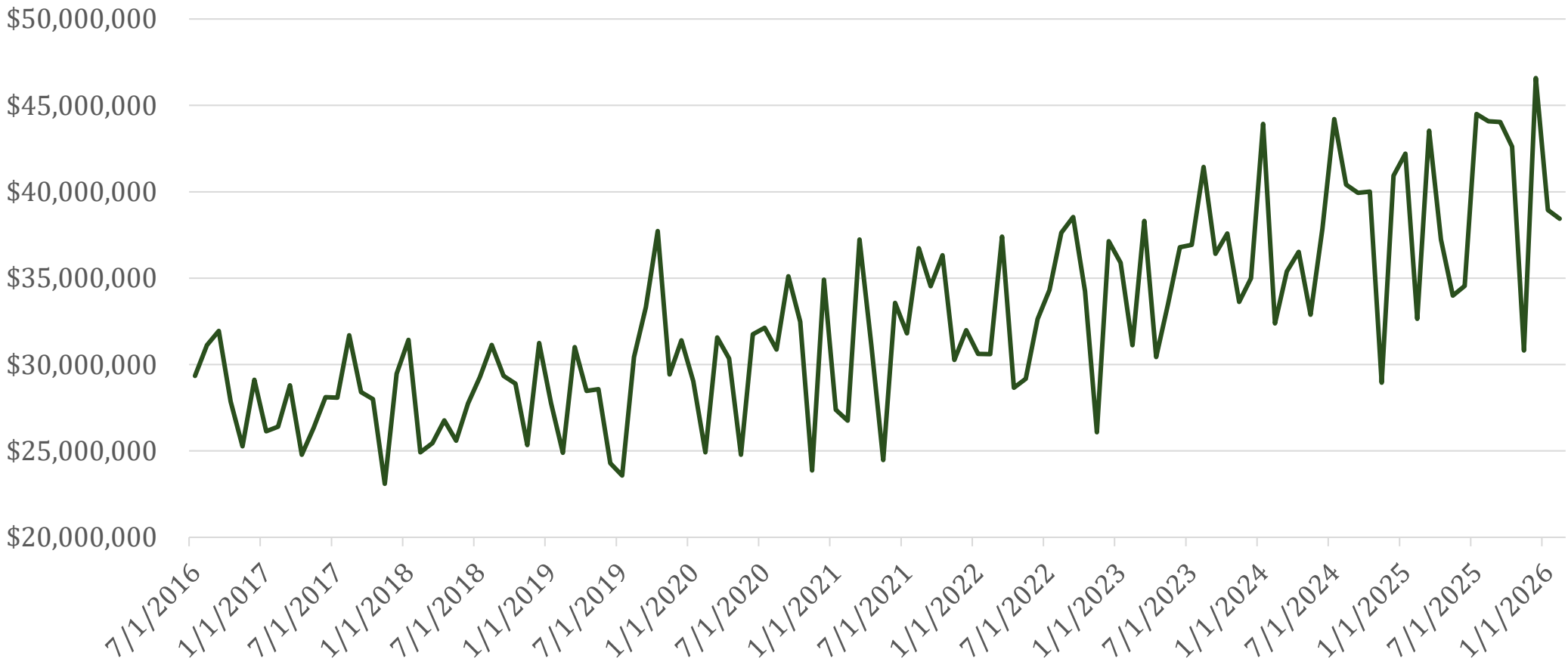
Source: WSSC Water, GMU CRA.

CENTER FOR REGIONAL ANALYSIS

SCHAR SCHOOL OF POLICY AND GOVERNMENT
George Mason University

Sewer Revenue

Monthly



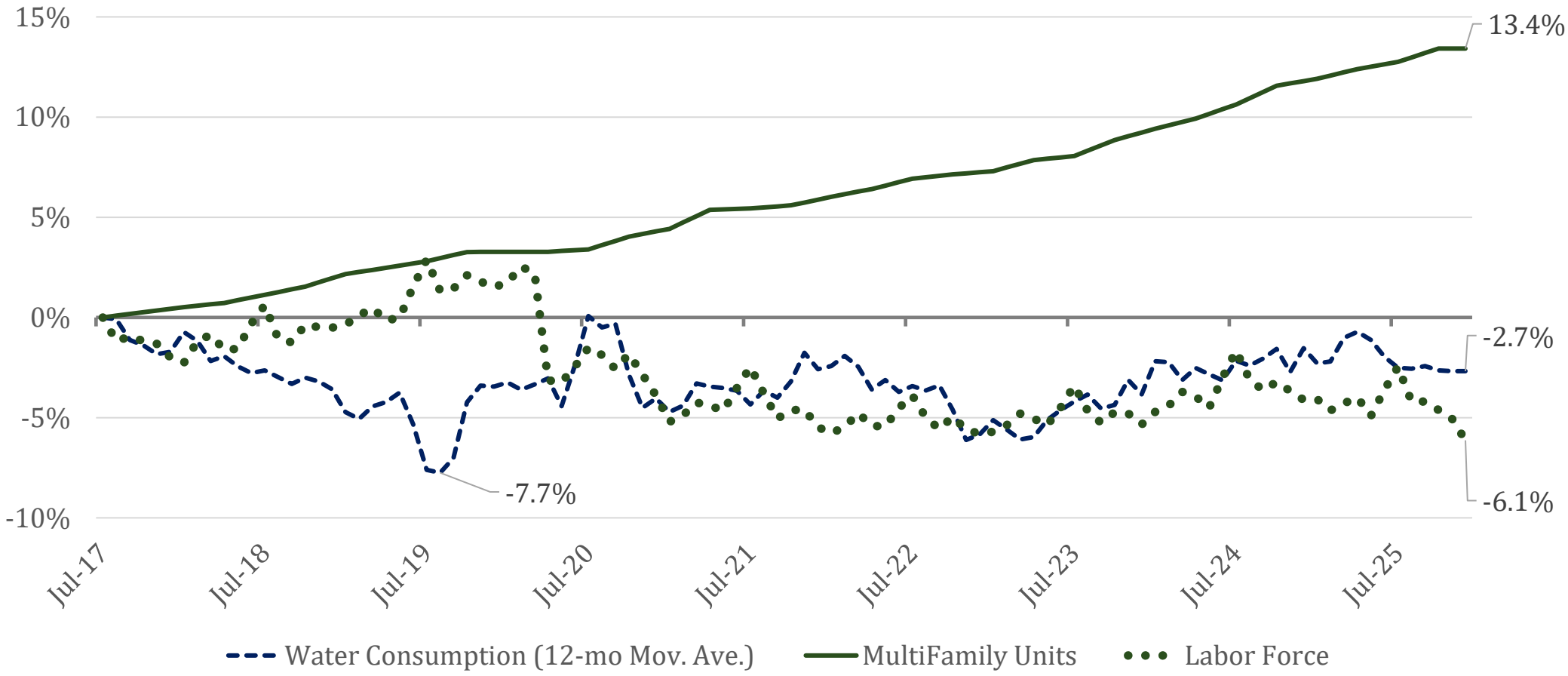
Source: WSSC Water, GMU CRA.

CENTER FOR REGIONAL ANALYSIS

SCHAR SCHOOL OF POLICY AND GOVERNMENT
George Mason University

Selected Indicators

Indexed to July 2017



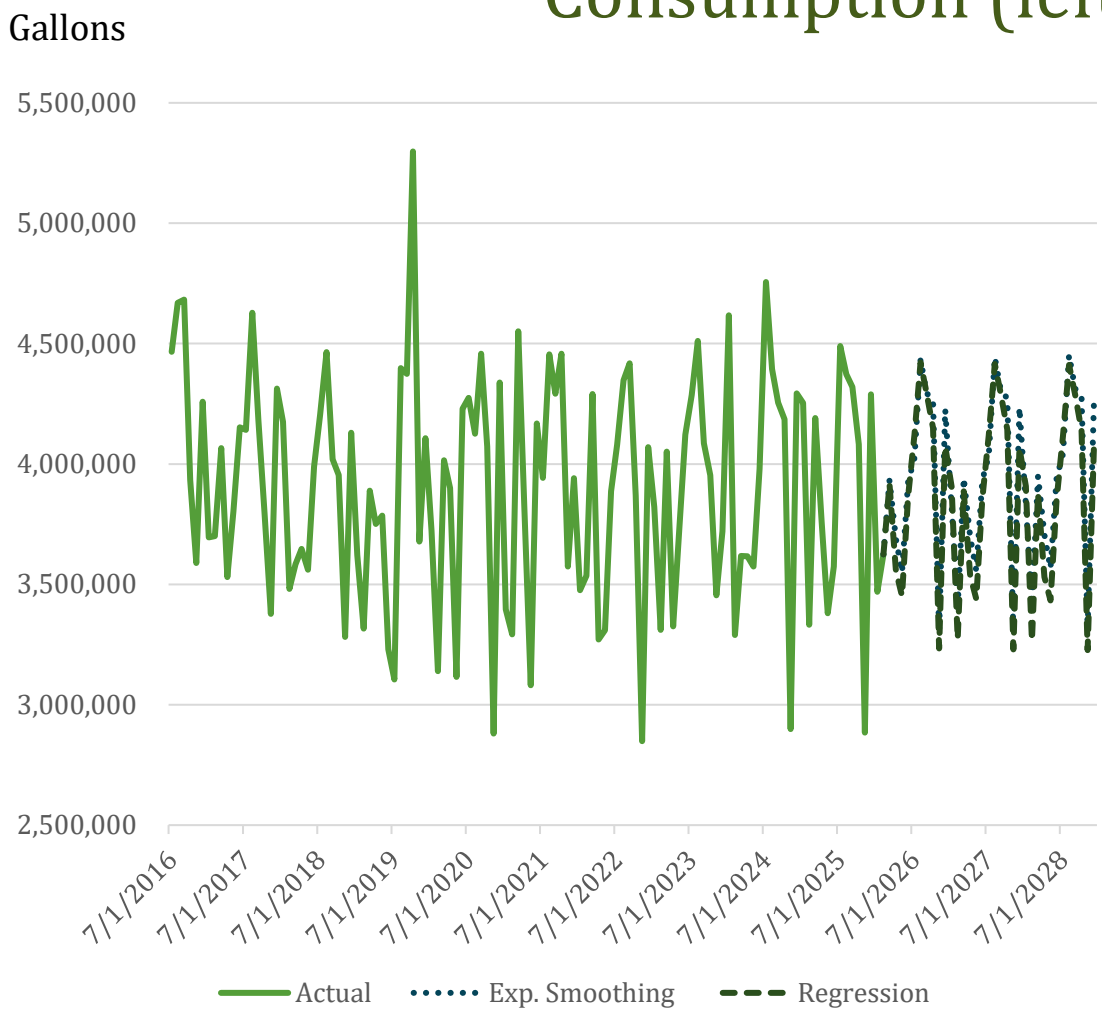
Source: WSSC Water, BLS, CoStar, GMU CRA.

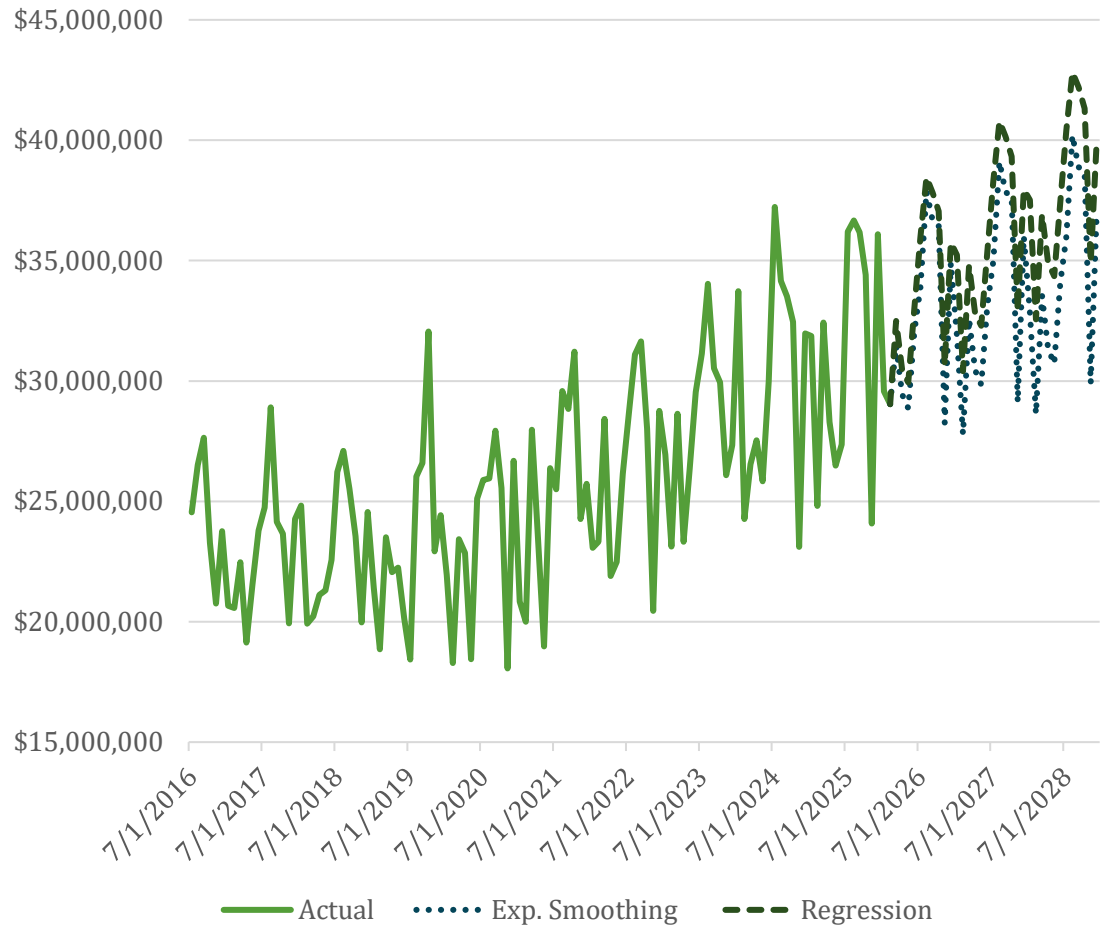
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Water Forecasts

Consumption (left) and Revenue (right)

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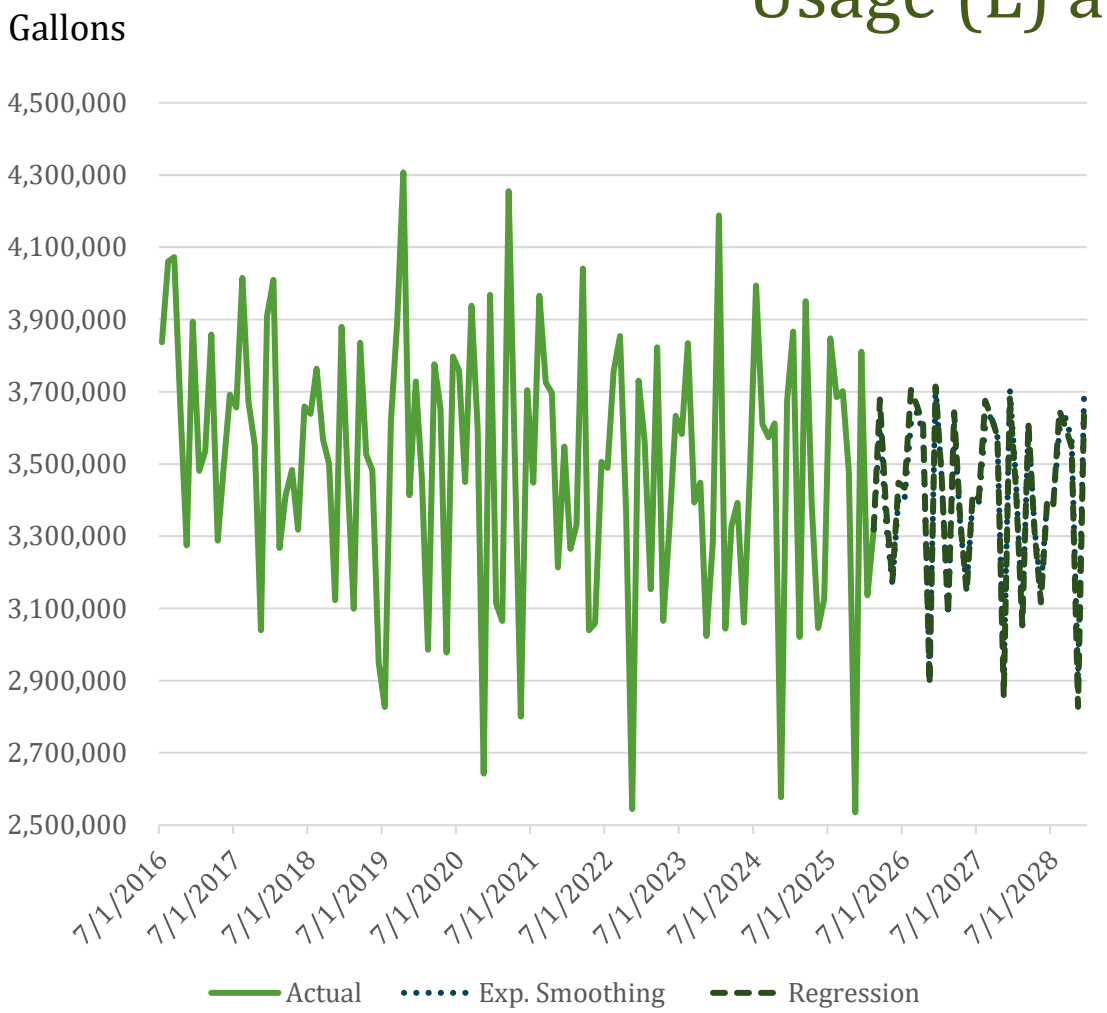


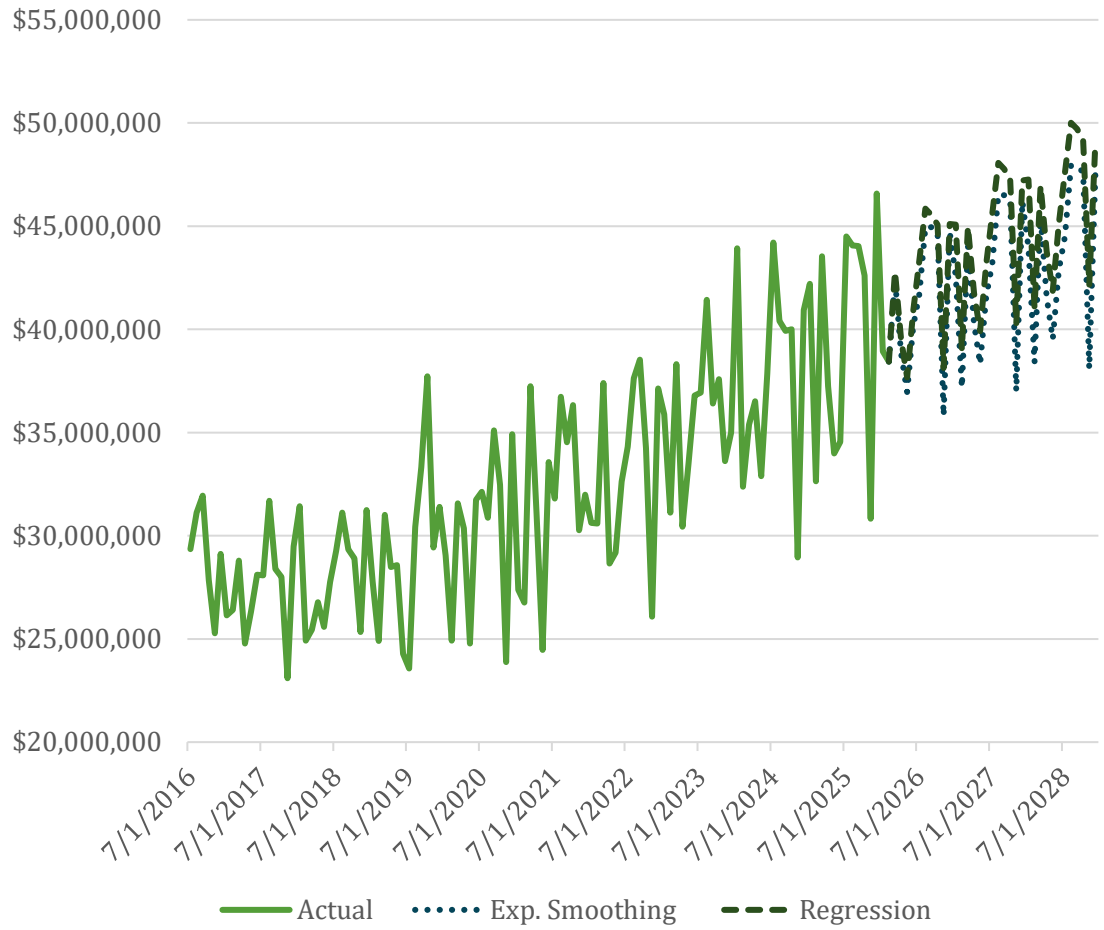
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Sewer Forecasts

Usage (L) and Revenue (R)

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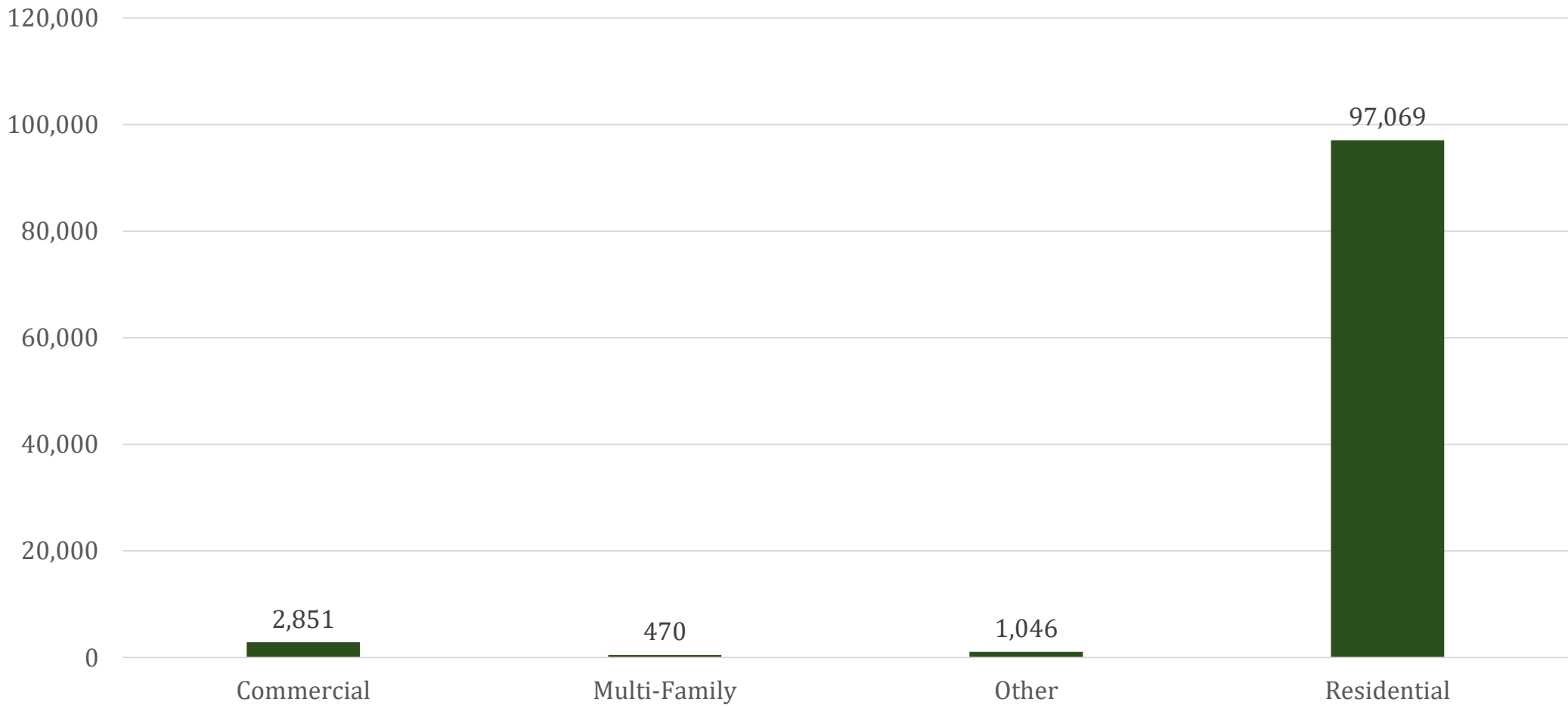
CENTER FOR REGIONAL ANALYSIS

WSSC Water Delinquency Trends

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Delinquent Accounts

May 2026



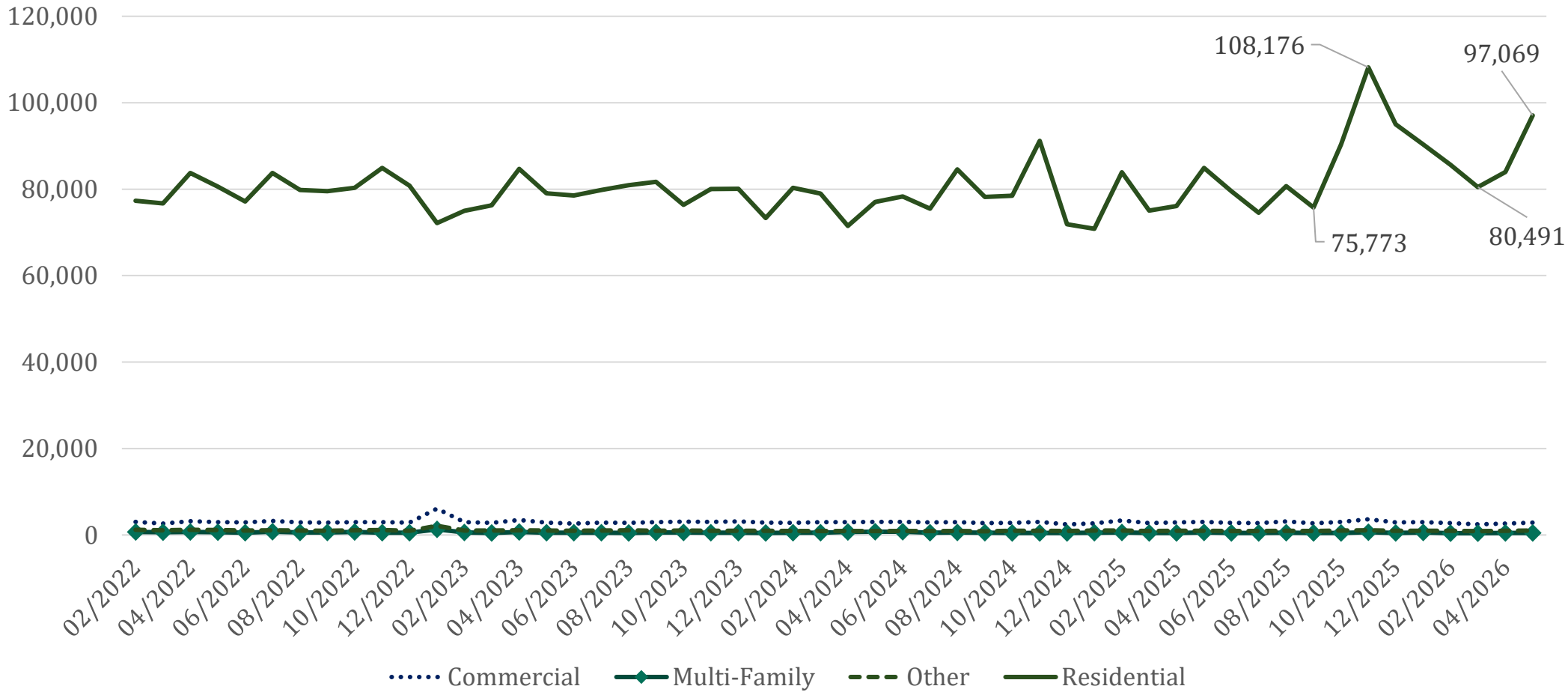
Source: WSSC Water, GMU CRA.

CENTER FOR REGIONAL ANALYSIS

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Delinquent Accounts

By Property Type



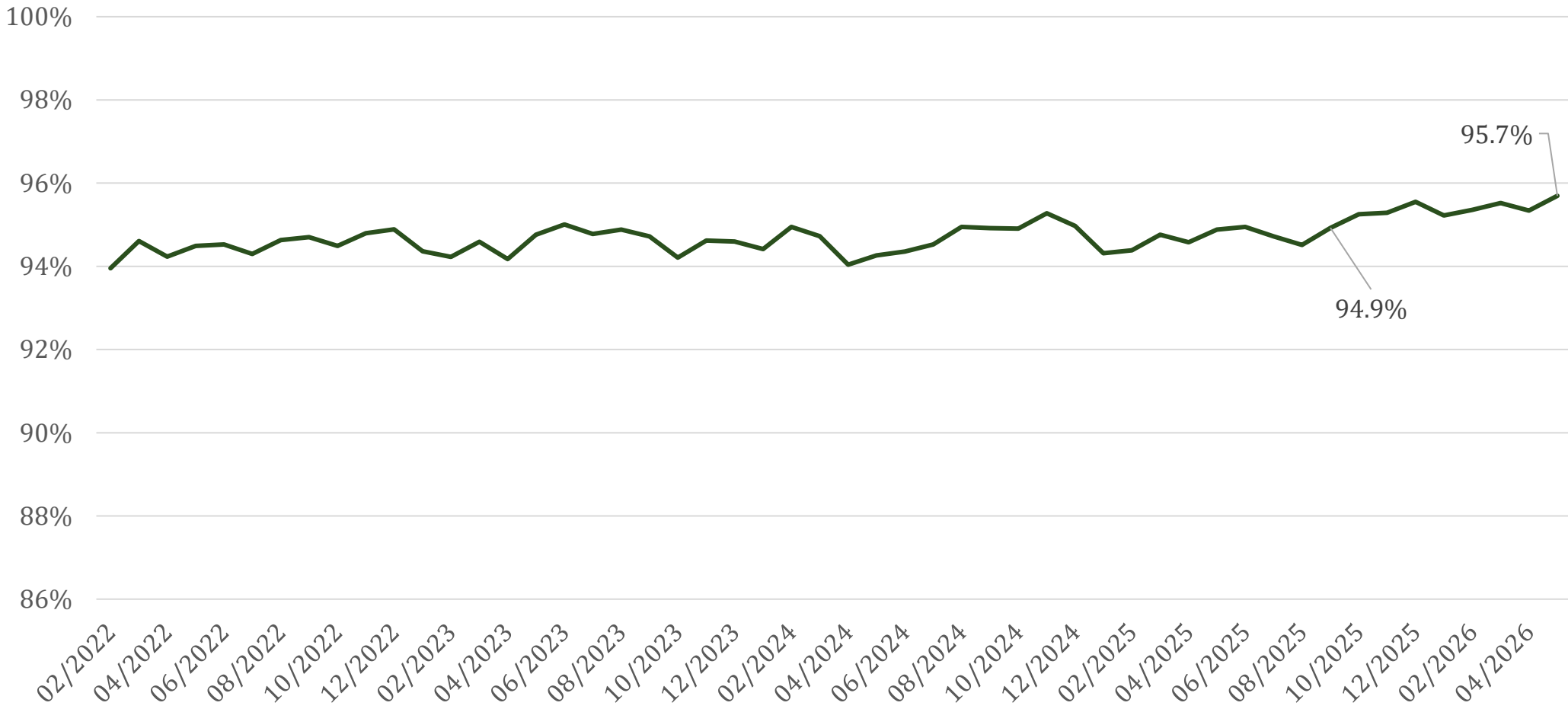
Source: WSSC Water, GMU CRA.

CENTER FOR REGIONAL ANALYSIS

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Delinquent Residential Accounts as Percent of Total Delinquent Accounts

CENTER FOR REGIONAL ANALYSIS

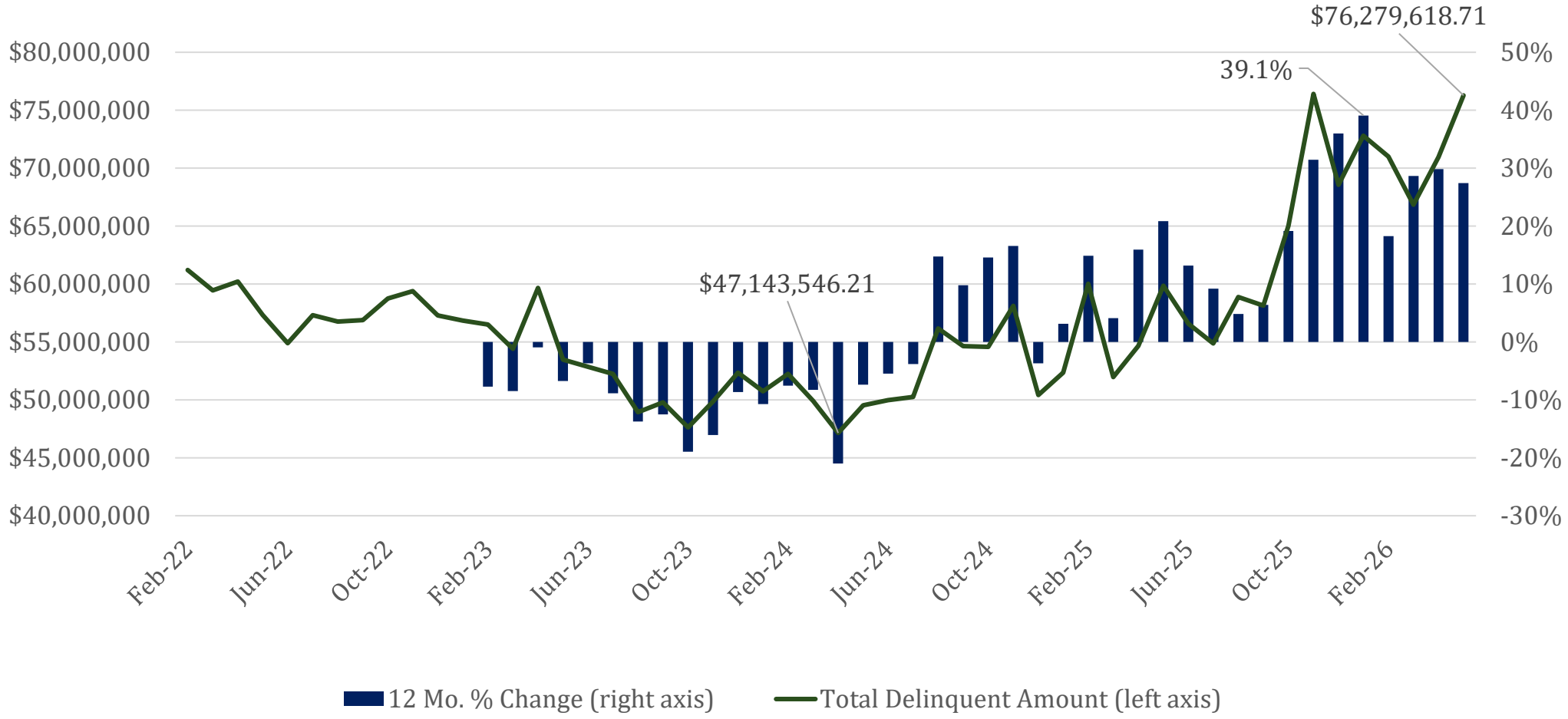


Source: WSSC Water, GMU CRA.

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Delinquent Amount

Total and 12 Mo. % Change

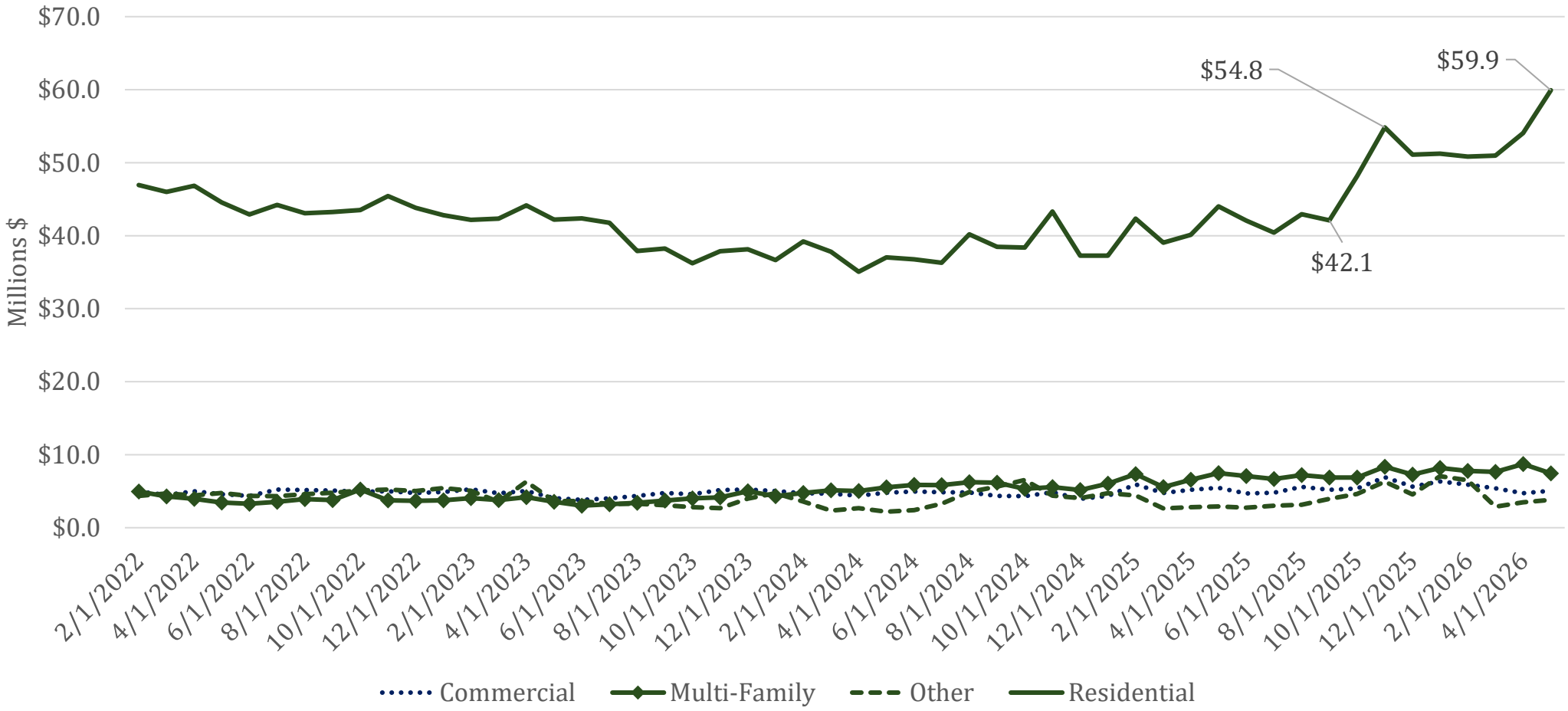


Source: WSSC Water, GMU CRA.

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Delinquent Amount By Property Type

Millions $

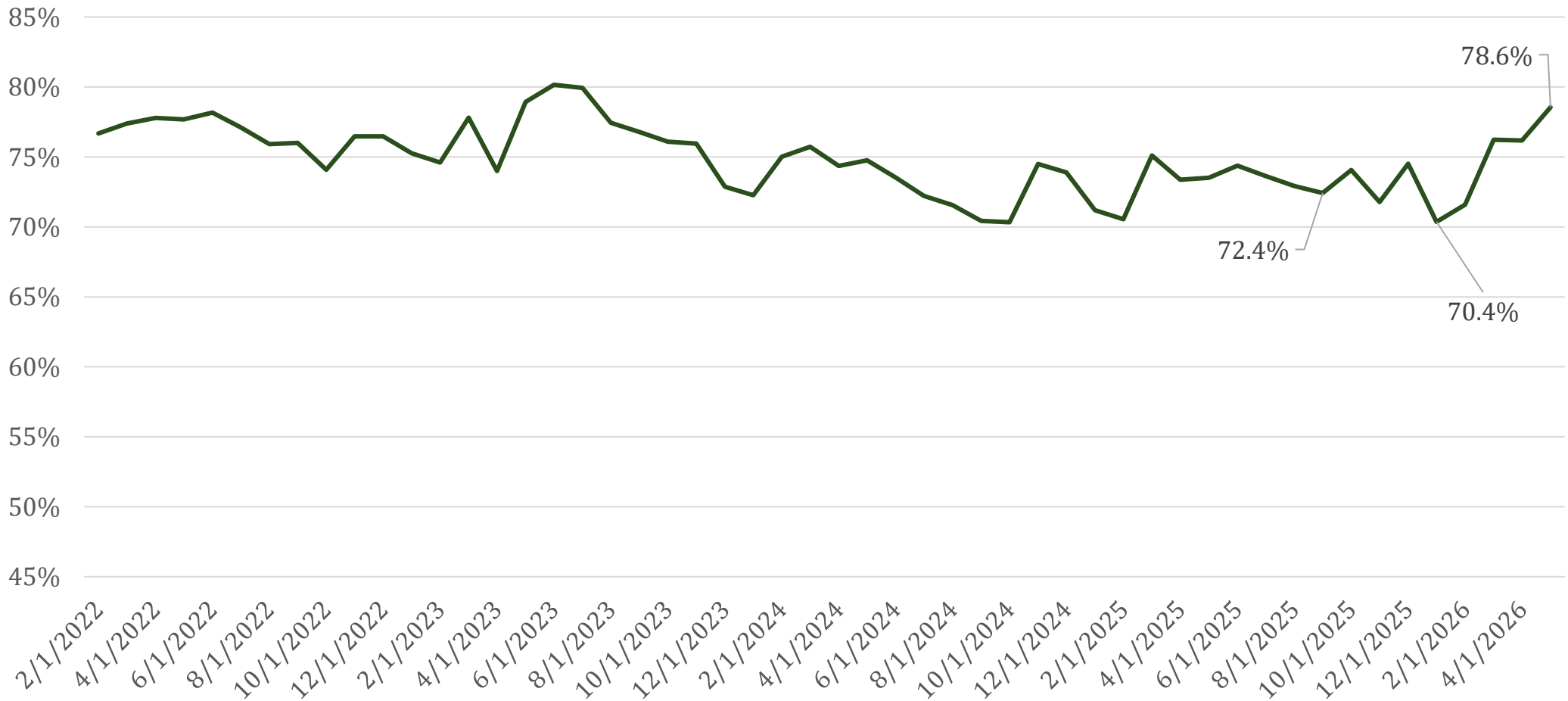


Source: WSSC Water, GMU CRA.

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Residential Share of Total Delinquent Amount

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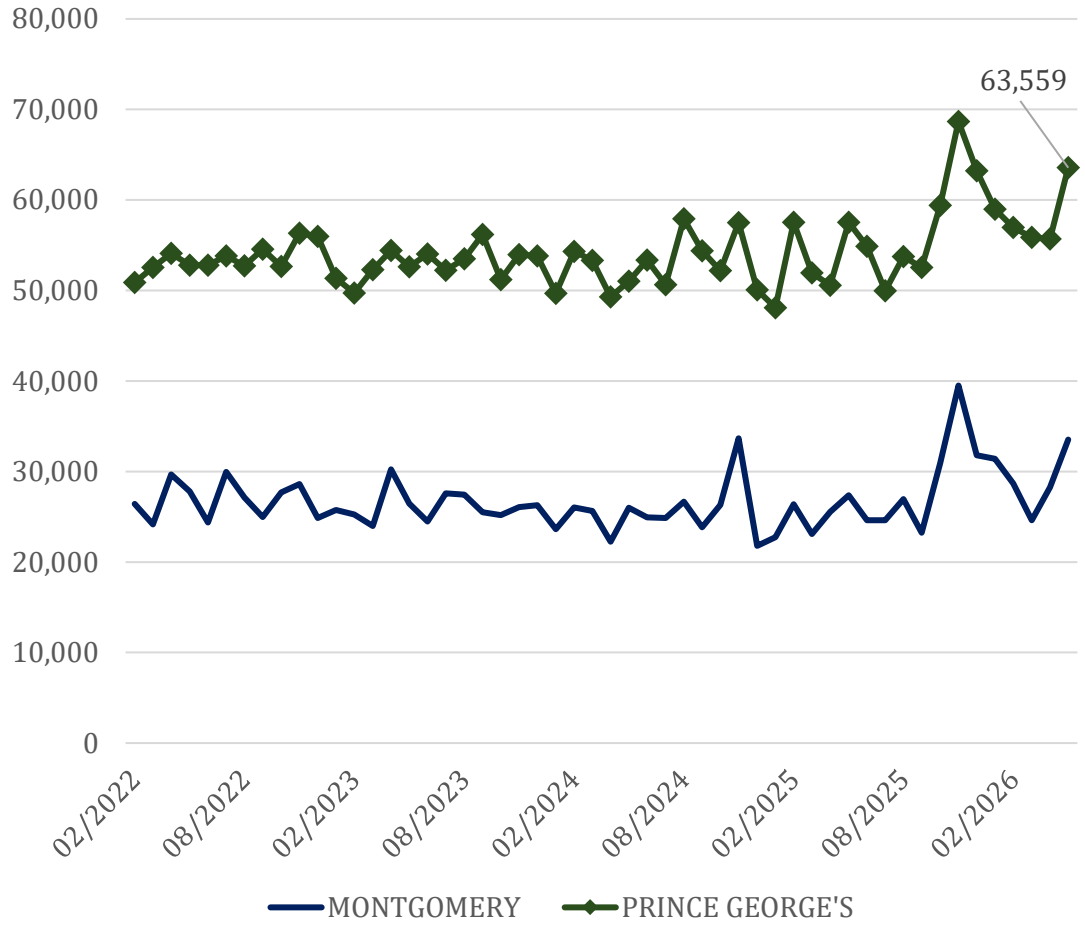


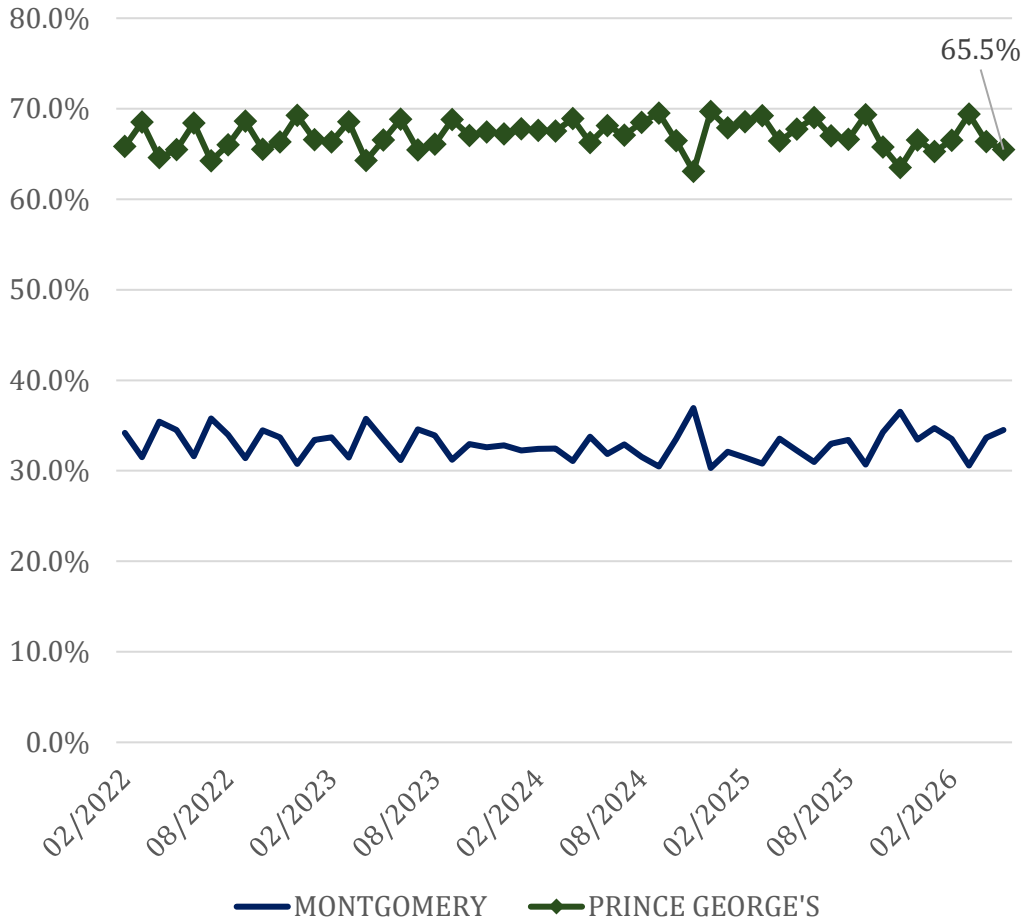
Source: WSSC Water, GMU CRA.

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Delinquent Accounts and % by County

CENTER FOR REGIONAL ANALYSIS



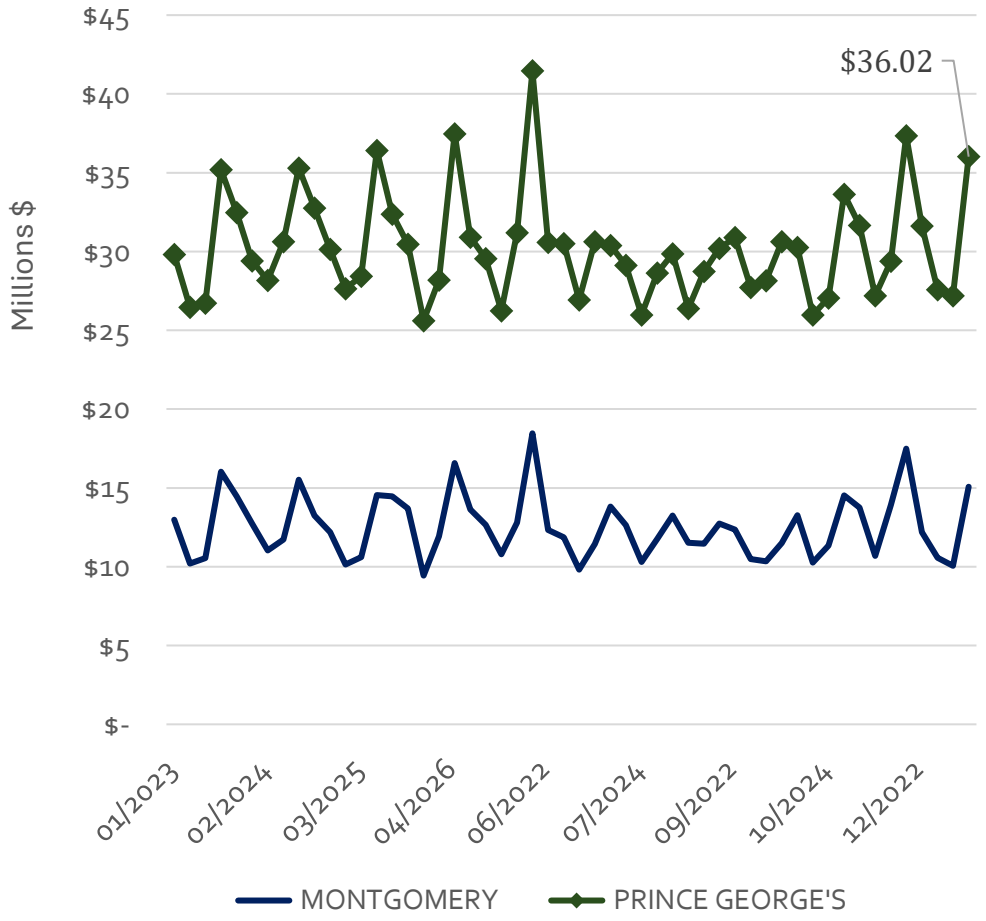


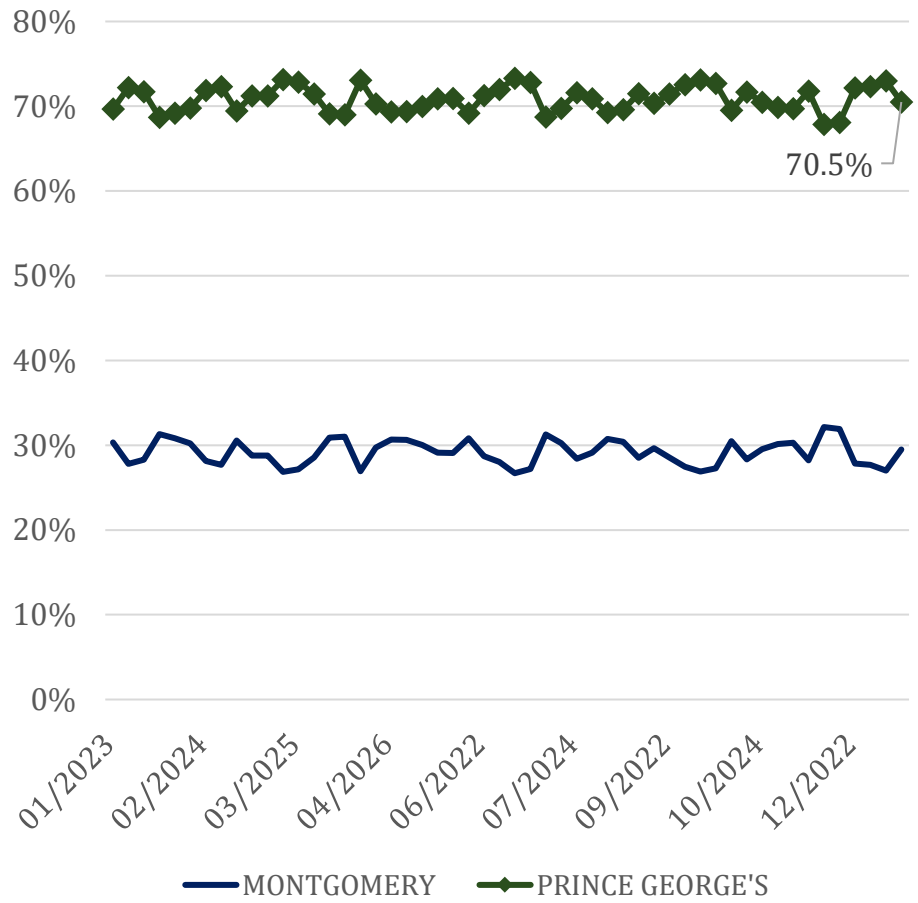
Source: WSSC Water, GMU CRA.

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Delinquent Amount and % by County

CENTER FOR REGIONAL ANALYSIS



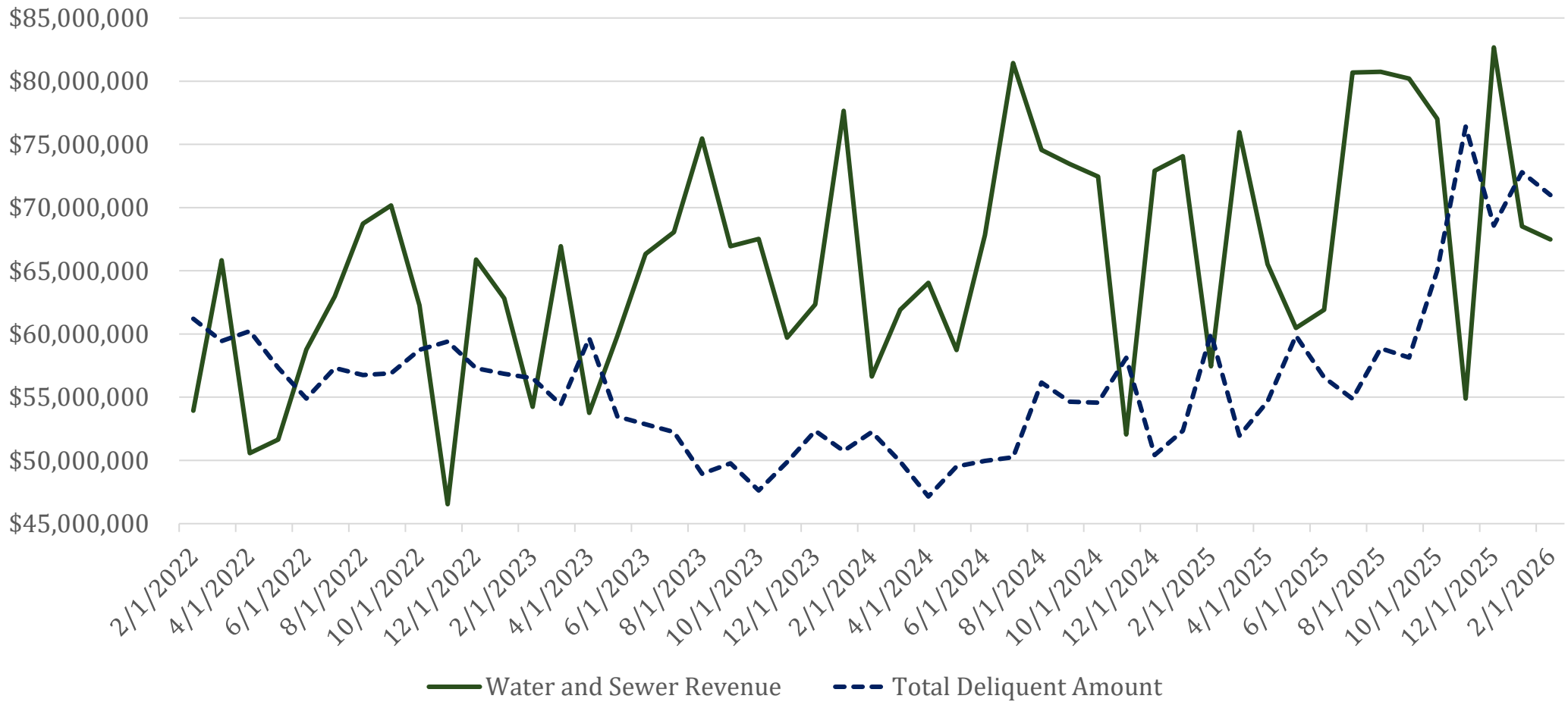


Source: WSSC Water, GMU CRA.

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Delinquent Amount vs. Monthly Water/Sewer Revenue

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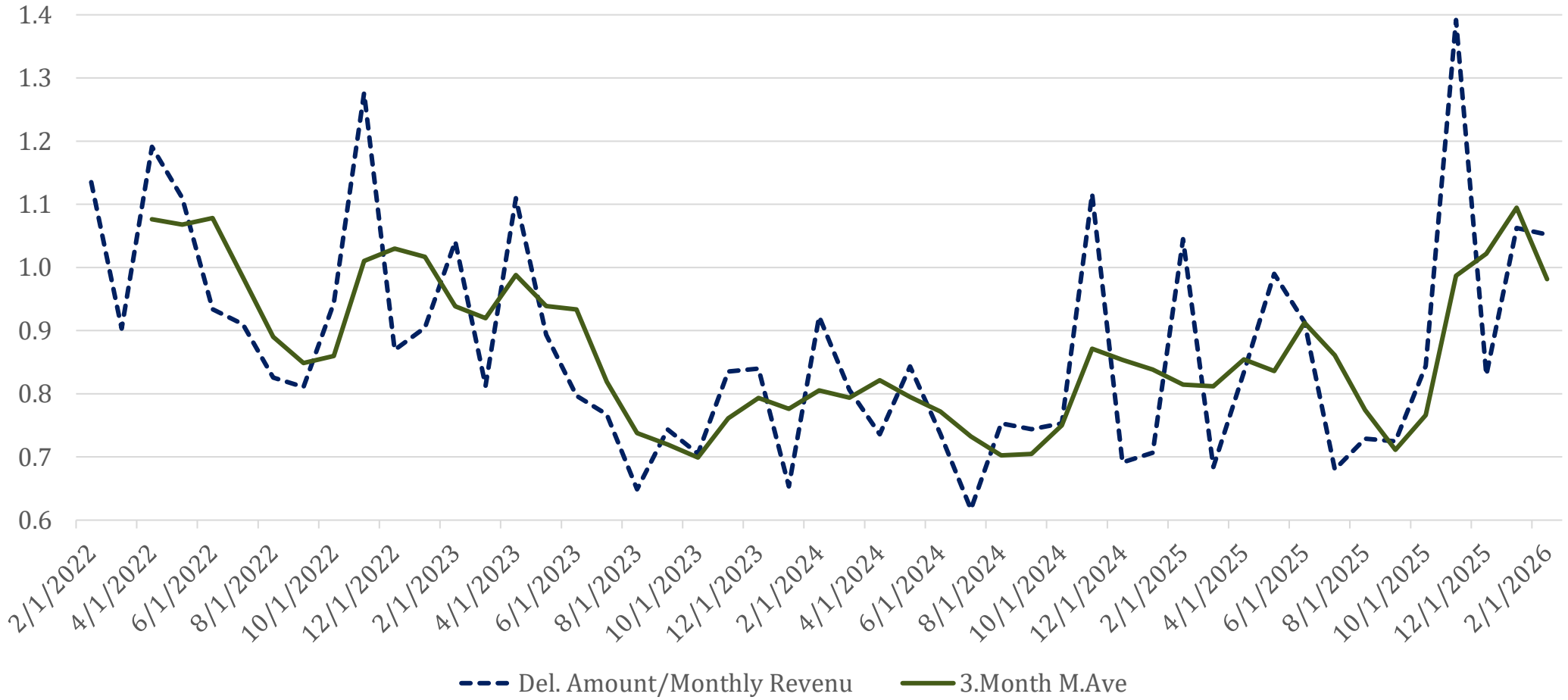


Source: WSSC Water, GMU CRA.

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Delinquent Amount Over Monthly Water/Sewer Revenue

3-Month Moving Average



Source: WSSC Water, GMU CRA.

Average Residential Delinquent Amount

Monthly

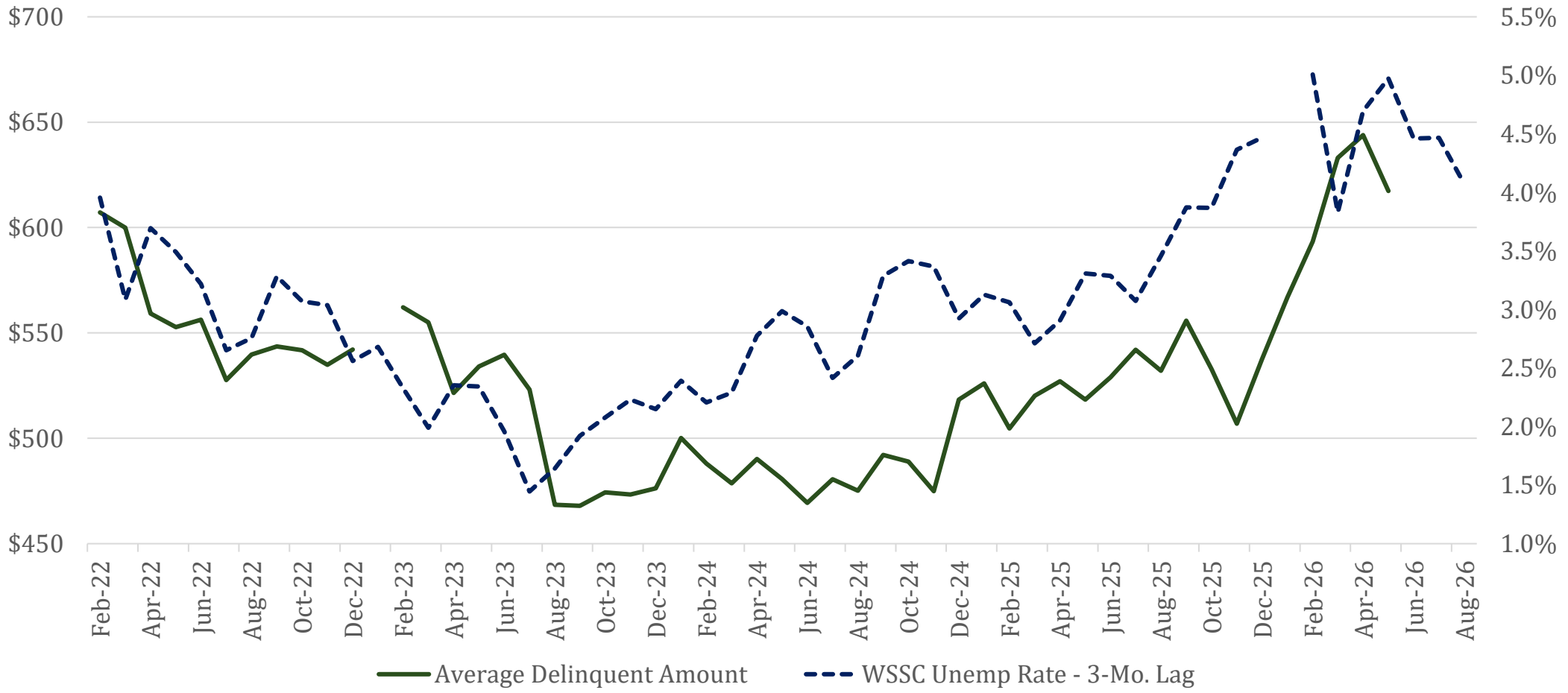


Source: WSSC Water, GMU CRA.

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Average Residential Delinquency Amount vs Unemployment Rate

3-Month Lag



Source: WSSC Water, GMU CRA.

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Conclusions and Discussions

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Conclusions and Discussions

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Pandemics impacts were more substantial than the current federal disruptions with almost no discernible impact on WSSC Water services.

Moving forward:

- Water consumption and sewer usage through 2028 will be largely consistent with recent usage, and
- Revenue for both will continue to rise roughly in line with the previous years.

Drivers of base level demand:

- Fire suppression systems
- Building marketing
- HVAC Systems
- Maintenance and Security
  - Pipe protection in winter months
  - Maintaining system integrity.

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Conclusions and Discussions Cont'd

CENTER FOR REGIONAL ANALYSIS

- **Delinquencies increased sharply:**
  - Both delinquent accounts and total amounts rose substantially following the October 2025 removal of federal workers from payroll.
- **Residential accounts dominate delinquency:**
  - They represent 95.7% of delinquent accounts and 78.6% of total delinquent payments.
- **Delinquency relative to revenue has worsened:**
  - The delinquency/revenue ratio has returned to levels seen after the pandemic, following a period of improvement when unemployment was at historic lows.
- **Growth is slowing in 2026:**
  - Year-over-year total delinquency growth fell from 39.1% in January to about 28% in May, while growth in delinquent residential accounts declined from 32.2% in December 2025 to 14.3% recently.
- **Some indicators are improving:**
  - The average delinquent amount fell from $644 in April to $617 in May, while unemployment has stabilized around 4.5% after the October 2025 spike.
- **The outlook may be improving:**
  - If employment begins growing year-over-year in October 2026 as forecast, unemployment should decline, potentially reducing residential delinquency amounts and overall WSSC delinquency.

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George Mason University

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Thank You

cra.gmu.edu

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COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 102582, Geographic Information System Engineering Records Document Management Support Basic Ordering Agreement in the amount of $1,200,000.00 to AECOM Technical Services, Inc., for a contract term of three (3) 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:	$1,200,000.00	**Contract Number:**	102582
Contract Term:	Three (3) Years	**Project Location:**	☐Montgomery County ☐Prince George's County ☒Both Counties ☐Other: _____
Option Term:	One, Two (2) Year Option		

Project Scope and Overview

This contract provides technical Geographic Information Systems and Engineering Records Document Management support to the Geographic Information Systems and Engineering Records Section as it supports other WSSC Water departments. The scope includes continual development and improvements of our water/sewer Geographic Information Systems and Enterprise Content Management solutions by implementing best practices, including expanded use of our Utility Network Geographic Information Systems data model and the use of off-the-shelf tools that can help us improve our data, our data editing procedures and enterprise solutions for dissemination and consumption of our Geographic Information Systems data and engineering records.

FY27 Budget:	$200,000.00	**FY28 Budget:**	$400,000.00
FY29 Budget:	$400,000.00	**FY30 Budget:**	$200,000.00

Docusign Envelope ID: 8D9FC6A9-6E1D-88EB-8091-B45E3DA017E3

Capital Improvement Project (CIP)	
CIP Project Title:	N/A
CIP Job Number:	N/A

Justification
The Geographic Information System and Engineering Records Section provides essential Geographic Information System solutions, technical support, and data maintenance services to all WSSC Water departments. Maintaining the accuracy and reliability of enterprise Geographic Information System data requires highly specialized expertise, particularly for complex system enhancements and compliance-driven initiatives. While core functions are handled internally, many specialized or large-scale projects require the support of qualified external consultants to ensure timely delivery and technical completeness. In the last year we have adopted a new industry standard Utility Network data model, which will continue to evolve as we expand its use and applications.

OSDI Recommendation	
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A

Awardee Information	
Contractor Name:	AECOM Technical Services, Inc.
Contract Amount:	$1,200,00.00
Business Location:	Baltimore, Maryland
Past Performance:	☒ Satisfactory ☐ No Past Performance

Subcontractors	Summary of Services
WebHawkX, LLC Laurel, Maryland	Staff augmentation, digital services, project/program management support, P6 scheduling
DM Enterprises of Baltimore, LLC Baltimore, Maryland	Geographic Information System (GIS), Computer-Aided Design and Drafting (CADD), data management, project/program controls
Document Systems, Inc. Washington, DC	Enterprise Content Management (ECM), IBM FileNet support & records management

Docusign Envelope ID: 8D9FC6A9-6E1D-88EB-8091-B45E3DA017E3

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	$	$		
	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. 102582 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: DS CB

Docusign Envelope ID: 8D9FC6A9-6E1D-88EB-8091-B45E3DA017E3

Legal Form and Sufficiency Review

Contract award method:

☒ **Competitively awarded** - This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office.

☐ **Competitively awarded with previously approved standard form** - 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

☐ **Exemption** - 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 (e.g. change order, option term)

Signed by:
Nina R Hickson
36721264CCA14E4...

General Counsel's Office

Docusign Envelope ID: 8D9FC6A9-6E1D-88EB-8091-B45E3DA017E3

WSSCWATER
DELIVERING THE ESSENTIAL

Review and Approval

Signed by:
Alan Wong
9CC9C860D9374DE...

Aug 26, 2026 | 7:37 PM EDT

Alan K. Wong
Chief Engineer

Date

Signed by:
Kiyon T. Harley
0A75BF3AD966495...

Aug 26, 2026 | 11:25 PM EDT

Kiyon T. Harley
Office of Supplier Diversity & Inclusion Director

Date

Signed by:
Munetsi Musara
66EC2C787AA4449...

Aug 27, 2026 | 9:29 AM EDT

Munetsi Timothy Musara
Chief Financial Officer

Date

DocuSigned by:
Caprecia Poole-Williams
A42FEDB2CA544D0...

Aug 26, 2026 | 7:59 PM EDT

Caprecia M. Poole-Williams
Chief Procurement Officer

Date

Signed by:
Aklile Tesfaye
729AA1281A544A4...

Aug 28, 2026 | 8:36 AM EDT

Aklile Tesfaye
Deputy General Manager of Operations

Date

DocuSigned by:
KPowell
D2484629DDEE450...

Sep 3, 2026 | 12:59 PM EDT

Kishia L. Powell
General Manager/CEO

Date

Docusign Envelope ID: 8D9FC6A9-6E1D-88EB-8091-B45E3DA017E3

☐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: 8D9FC6A9-6E1D-88EB-8091-B45E3DA017E3

Bid Results

SOLICITATION NO:	DATE: 7/16/2026 TIME: 2:00 PM	BUYER NAME:
102582	LOCATION: OpenGov Portal	Cheryll Brewton
SOLICITATION TITLE:	Geographic Information System & Engineering Records Document Management Support BOA	
FINAL BID TABULATION		

	NAME OF OFFEROR
1.	Accel Bi Corporation
2.	Accenture Infrastructure and Capital Projects
3.	AECOM Technical Services, Inc.
4.	Allwyn Corporation
5.	Layermark, Inc.
6.	Michael Baker International, Inc.
7.	Prime Partners Engineering LLC
8.	Timmons Group
9.	UISAT LLC.

Docusign Envelope ID: 3FA0738F-8B61-8F4C-8082-04F041E84E8E

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 101628, Commission-wide fuel supply; Ultra-low Sulfur Diesel No. 2, Winterized Ultra-low Sulfur Diesel, Unleaded Gasoline, and Heating Oil, to Mansfield Oil Company of Gainesville, Inc. in the amount of $6,000,000.00. The contract is for an initial term of one (1) year and seven (7) months with two (2) one-year renewal options, if exercised by the Commission.

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:	$6,000,000.00	**Contract Number:**	101628
Contract Term:	One Year and Seven Months	**Project Location:**	☐Montgomery County ☐Prince George's County ☒Both Counties ☐Other: _____
Option Term:	Two, One-Year Option Terms		

Project Scope and Overview

The scope of this contract is to furnish and deliver Ultra-low Sulfur Diesel No. 2, Winterized Ultra-low Sulfur Diesel, Unleaded Gasoline, and Heating Oil by "will call" via tank wagon and/or truck transport to WSSC Water locations in Montgomery and Prince George's Counties.

FY27 Budget:	$4,000,000.00	**FY28 Budget:**	$2,000,000.00
FY29 Budget:	$	**FY30 Budget:**	$

Docusign Envelope ID: 3FA0738F-8B61-8F4C-8082-04F041E84E8E

Capital Improvement Project (CIP)	
CIP Project Title:	N/A
CIP Job Number:	N/A

Justification
Fleet Services currently procures diesel through Apex Petroleum Corporation (Contract 47789) and gasoline through Apex Petroleum Corporation (Contract 47791). Both contracts are in their second option term, with two additional one-year renewals remaining. Leveraging the cooperative contract with Mansfield Oil Company of Gainesville, Inc. provides WSSC Water with a critical secondary supplier and mitigates the risk associated with reliance on a single vendor. This contract strengthens operational continuity by ensuring access to a dependable backup fuel source. Mansfield offers a full range of fuel products and possesses the necessary equipment to support diverse operational needs across multiple WSSC Water departments. The following WSSC Water Departments have ongoing operational fuel requirements: **General Services Department** • The Fleet Services requires gasoline and diesel fuel to support daily operations across eleven (11) fueling sites within the Commission's service area. These fuels power the Commission's vehicle fleet—including service trucks, utility vehicles, heavy equipment, and emergency response units. Reliable access to fuel is essential to maintaining field operations and ensuring timely response to service needs. • The Facilities Division requires heating oil for storage tanks located at several Commission facilities. Heating oil is used to operate boilers, maintain climate control in administrative and operational buildings, and provide backup heating during winter months or in the event of natural gas or power disruptions. **Production Department** •The Industrial Asset Maintenance Division (IAMD) requires fuel to support backup power generation, ensuring uninterrupted operation of critical water and wastewater infrastructure. Fuel is also needed for routine generator testing, preventive maintenance, and compliance with emergency preparedness standards.

OSDI Recommendation	
OSDI Concurrence:	☐ Yes ☐ No ☒ N/A

Docusign Envelope ID: 3FA0738F-8B61-8F4C-8082-04F041E84E8E

Awardee Information	
Contractor Name:	Mansfield Oil Company of Gainesville, Inc.
Contract Amount:	$6,000,000.00
Business Location:	Gainesville, Georgia
Past Performance:	☒ Satisfactory ☐ No Past Performance

Subcontractors	Summary of Services
N/A	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):

Contract Summary				
Contract History:	**Requested Amount:**	**Cumulative Amount:**	**Approved By:**	**Approval Date:**
Original Contract Value	$	$		
	TOTALS	$		

Docusign Envelope ID: 3FA0738F-8B61-8F4C-8082-04F041E84E8E

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. 101628 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: Oluwaseun Fawehinmi Buyer's Initials: Initial OF

Legal Form and Sufficiency Review

Contract award method:

☒ **Competitively awarded** - This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office.

☐ **Competitively awarded with previously approved standard form** - 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

☐ **Exemption** - 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 (e.g. change order, option term)

Signed by: Nina R Hickson 36721264CCA14E4...

General Counsel's Office

Docusign Envelope ID: 3FA0738F-8B61-8F4C-8082-04F041E84E8E

Review and Approval

Signed by:
Allison Wilson
F9ED74DFD468406...

Aug 25, 2026 | 3:31 PM EDT

Allison Dunn Wilson — **Date**
General Services Director

Signed by:
Kiyon T. Harley
0A75BF3AD966495...

Aug 25, 2026 | 11:11 PM EDT

Kiyon T. Harley — **Date**
Office of Supplier Diversity & Inclusion Director

Signed by:
Munetsi Musara
66EC2C787AA4449...

Aug 25, 2026 | 10:46 PM EDT

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

DocuSigned by:
Caprecia Poole-Williams
A42FEDB2CA544D0...

Aug 26, 2026 | 2:32 AM EDT

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

Signed by:
9CF8A23C58BF4D2...

Aug 26, 2026 | 10:14 AM EDT

David McDonough — **Date**
Deputy General Manager Mission Support

DocuSigned by:
D2484629DDEE450...

Aug 27, 2026 | 6:53 AM EDT

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

Docusign Envelope ID: 3FA0738F-8B61-8F4C-8082-04F041E84E8E

☐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: 43744D66-A6B7-81A1-80EB-3C3138126EA5

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 101624, Water and Wastewater Engineering Services Basic Ordering Agreement (BOA) to Rummel, Klepper & Kahl, LLP ($3,000,000.00), GFT Infrastructure, Inc. ($1,080,000.00), A. Morton Thomas and Associates, Inc. ($360,000.00), and The Wilson T. Ballard Company ($360,000.00) for a total aggregate contract value of $4,800,000.00, with a three (3) year 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:	$4,800,000.00	**Contract Number:**	101624
Contract Term:	Three (3) years	**Project Location:**	☐Montgomery County ☐Prince George's County ☒Both Counties ☐Other: _____
Option Term:	One, Two (2) year Option Term		

Project Scope and Overview

This contract provides water and wastewater engineering services including asset armoring and rehabilitation design, urgent collection and distribution system asset rehabilitation designs, condition assessments, inspections, evaluations, project management, engineering and technical support and emergency engineering services, on an as needed basis. All work will be authorized through written task orders issued under this contract.

The consultant will collaborate with WSSC Water staff, permitting authorities, County governments and other relevant organizations to support successful project delivery.

FY27 Budget:	$1,600,000.00	**FY28 Budget:**	$1,600,000.00
FY29 Budget:	$1,600,000.00	**FY 30 Budget:**	$0.00

Capital Improvement Project (CIP)

CIP Project Title:	N/A – Per Task Order

Docusign Envelope ID: 43744D66-A6B7-81A1-80EB-3C3138126EA5

CIP Job Number:	N/A – Per Task Order

Justification
Approval of this contract is essential to WSSC Water's ongoing efforts to extend the service life of critical water and wastewater infrastructure. Through focused design teams and efficient project delivery, the contract will support improvements to operational reliability and the restoration and protection of structural integrity across the collection and distribution systems. The asset armoring and rehabilitation design services provided under this contract will address high-priority and high-risk assets identified through condition assessments. The contract provides the specialized technical expertise and analytical capabilities needed to support WSSC Water's asset management strategy, address critical infrastructure needs in a timely manner, protect public health and the environment, and extend infrastructure service life through effective, long-term rehabilitation and asset protection solutions.

OSDI Recommendation	
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A

Docusign Envelope ID: 43744D66-A6B7-81A1-80EB-3C3138126EA5

Awardee Information	
Contractor Name:	A. Morton Thomas and Associates, Inc.
Contract Amount:	$360,000.00
Business Location:	Rockville, Maryland
Past Performance:	☒ Satisfactory ☐ No Past Performance

Subcontractors	Summary of Services
AB Consultants, Inc. Lanham, Maryland	Geotechnical engineering and field investigation services
AECOM Technical Services, Inc. Baltimore Maryland	Water/wastewater engineering and cost estimating services
Benico, LLC Silver Spring, Maryland	Pipeline condition assessment services
Coastal Resources, Inc. Annapolis, Maryland	Environmental assessment and permitting services
Engineering Design Technologies, Inc. Glen Burnie, Maryland	Corrosion engineering services
Straughn Environmental, Inc. Columbia, Maryland	Stream restoration design, environmental assessment and permitting services
Wallace, Montgomery & Associates, LLP Hunt Valley, Maryland	Water and wastewater engineering services
Zest, LLC Greenbelt, Maryland	Stream and modeling services

OSDI Recommendation	
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A

Docusign Envelope ID: 43744D66-A6B7-81A1-80EB-3C3138126EA5

Awardee Information	
Contractor Name:	GFT Infrastructure, Inc.
Contract Amount:	$1,080,000.00
Business Location:	Baltimore, Maryland
Past Performance:	☐ Satisfactory ☒ No Past Performance

Subcontractors	Summary of Services
AB Consultants, Inc. Lanham, Maryland	Survey, condition assessment, CCTV and geotechnical services
InterAgency, Inc. Washington, DC	Permitting, National Environmental Policy Act (NEPA), Clean Water Act (CWA), stream restoration design
Essential Corrosion Protection Columbia, Maryland	Corrosion engineering services
EBA Engineering, Inc. Laurel, Maryland	Engineering design support and emergency services
Stormwater Maintenance, LLC Hunt Valley, Maryland	Land surveying services
DM Enterprises of Baltimore, LLC Baltimore, Maryland	Cost estimates, construction inspections and design engineering

OSDI Recommendation	
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A

Docusign Envelope ID: 43744D66-A6B7-81A1-80EB-3C3138126EA5

Awardee Information	
Contractor Name:	Rummel, Klepper & Kahl, LLP
Contract Amount:	$3,000,000.00
Business Location:	Baltimore, Maryland
Past Performance:	☒ Satisfactory ☐ No Past Performance

Subcontractors	Summary of Services
Chesapeake Environmental Management, Inc. Bel Air, Maryland	Environmental investigations, permitting and survey
Accurate Infrastructure Data, Inc. Baltimore, Maryland	Subsurface utility engineering services
Soil and Land Use Technology, Inc. dba SaLUT-TLB Glen Burnie, Maryland	Geotechnical engineering consulting, subsurface explorations and material and laboratory testing services

OSDI Recommendation	
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A

Docusign Envelope ID: 43744D66-A6B7-81A1-80EB-3C3138126EA5

Awardee Information	
Contractor Name:	The Wilson T. Ballard Company
Contract Amount:	$360,000.00
Business Location:	Owings Mills, Maryland
Past Performance:	☒ Satisfactory ☐ No Past Performance

Subcontractors	Summary of Services
AB Consultants, Inc. Lanham, Maryland	Subsurface utility location, land survey and geotechnical engineering.
Capitol Development Design, Inc. Beltsville, Maryland	Surveying, utility locating and mapping, and geotechnical and engineering design services
Coastal Resources, Inc. Annapolis, Maryland	Natural environmental consulting
CV, Inc. Gaithersburg, Maryland	Surveying, subsurface utility engineering, civil and geotechnical engineering traffic support
Dacco SCI, Inc. Columbia, Maryland	Corrosion engineering service
EBA Engineering, Inc. Laurel, Maryland	Engineering services
Mercado Consultants, Inc. Ashton, Maryland	Engineering, surveying, condition assessment and emergency design services
Phoenix Engineering, Inc. Parkton, Maryland	Cost estimating and site-civil services

Docusign Envelope ID: 43744D66-A6B7-81A1-80EB-3C3138126EA5

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. 101624 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: Wilma S. Foster Buyer's Initials: Initial WF

Legal Form and Sufficiency Review

Contract award method:

☒ **Competitively awarded** - This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office.

☐ **Competitively awarded with previously approved standard form** - 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

☐ **Exemption** - 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 (e.g. change order, option term)

Signed by: Nina R Hickson 36721264CCA14E4...

General Counsel's Office

Docusign Envelope ID: 43744D66-A6B7-81A1-80EB-3C3138126EA5

Review and Approval

DocuSigned by:
Glendon Diaz
F2CF1AC72BDE47C...

Aug 26, 2026 | 7:57 PM EDT

Glendon Diaz — **Date**
Director, Utility Services

Signed by:
Kiyon T. Harley
0A75BF3AD966495...

Aug 26, 2026 | 10:48 PM EDT

Kiyon T. Harley — **Date**
Office of Supplier Diversity & Inclusion Director

Signed by:
Munetsi Musara
66EC2C787AA4449...

Aug 27, 2026 | 9:24 AM EDT

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

DocuSigned by:
Caprecia Poole-Williams
A42FEDB2CA544D0...

Aug 26, 2026 | 8:09 PM EDT

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

Signed by:
Aklile Tesfaye
729AA1281A544A4...

Aug 28, 2026 | 8:22 AM EDT

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

DocuSigned by:
Kpowell
D2484629DDEE450...

Aug 31, 2026 | 1:27 AM EDT

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

Docusign Envelope ID: 43744D66-A6B7-81A1-80EB-3C3138126EA5

☐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: 43744D66-A6B7-81A1-80EB-3C3138126EA5

Bid Results

SOLICITATION NO:	DATE: TIME: 2:00 PM	BUYER NAME:
101624	LOCATION: OPENGOV	Wilma S. Foster

SOLICITATION TITLE:	Water and Wastewater Engineering Services BOA

FINAL BID TABULATION

	NAME OF BIDDER
1.	AB Consultants, Inc.
2.	Altamira-US
3.	A. Morton Thomas and Associates, Inc.
4.	BlackOut Power LLC.
5.	GFT Infrastructure, Inc.
6.	Hillis-Carnes Engineering Associates, Inc.
7.	Michael Baker International
8.	Prime Partners Engineering LLC
9.	Rummel, Klepper & Kahl, LLP
10.	The Wilson T. Ballard Company

Docusign Envelope ID: 750B2C0A-FE21-8353-83DE-11205B520A95

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 107585, Advanced Metering Infrastructure (AMI) Program Manager, to AECOM Technical Services, Inc., in the amount of $30,000,000.00. The contract includes an initial five (5) year term with three (3) one-year renewal options, exercisable at the Commission's discretion.

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:	$30,000,000.00	**Contract Number:**	107585
Contract Term:	Five Year	**Project Location:**	☐Montgomery County ☐Prince George's County ☒Both Counties ☐Other: _____
Option Term:	Three, One-Year Option Terms		

Project Scope and Overview

The scope of this Contract consists of comprehensive Advanced Metering Infrastructure (AMI) program management and oversight through the full deployment of an AMI network across the WSSC Water service area. The AMI Program Manager will develop, maintain, and report progress against the overall deployment plan; oversee vendor material delivery, network design, system integration, and network and device installation; provide quality control for the transition from quarterly to monthly billing; develop and facilitate change management activities, including workforce transition and business process updates; and develop and execute a stakeholder engagement plan to support customer education and successful AMI installation, particularly for WSSC Water's predominantly inside-meter customer base.

FY27 Budget:	$1,050,000.00	**FY28 Budget:**	$6,250,000.00
FY29 Budget:	$6,900,000.00	**FY30 Budget:**	$6,900,000.00
FY31 Budget:	$6,900,000.00	**FY32 Budget:**	$2,000,000.00

Docusign Envelope ID: 750B2C0A-FE21-8353-83DE-11205B520A95

Capital Improvement Project (CIP)	
CIP Project Title:	Metering Infrastructure Upgrade
CIP Job Number:	AM8276A26

Justification
WSSC Water requires an experienced owner-representative firm to provide oversight of the Advanced Metering Infrastructure (AMI) deployment and help ensure the program achieves its intended operational and customer service benefits. AECOM will provide specialized expertise and resources to coordinate multiple workstreams, manage deployment risks, and support customer engagement, quality control, and organizational change management. These capabilities, informed by lessons learned during WSSC Water's AMI Smart Meter Pilot, are critical to successful full-scale deployment and maximizing WSSC Water's return on investment.

OSDI Recommendation	
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A
Awardee Information	
Contractor Name:	AECOM Technical Services, Inc.
Contract Amount:	$30,000,000.00
Business Location:	Baltimore, Maryland
Past Performance:	☒ Satisfactory ☐ No Past Performance

Subcontractors	Summary of Services
Assedo Consulting, LLC Laurel, Maryland	Public outreach services
L.S. Caldwell & Associations, Inc. Washington, DC	Business process development, SOPs development, training coordination and public outreach
WebHawkX, LLC Laurel, Maryland	Field services and program controls
E Source Companies, LLC Boulder, Colorado	Program management & advisory services
DM Enterprises of Baltimore, LLC Baltimore, Maryland	Field services & program controls
EBA Engineering, Inc. Laurel, Maryland	Inspection & program controls support
IBS Management & Consultancy Services, Inc. Bowie, Maryland	System integration and change management

Docusign Envelope ID: 750B2C0A-FE21-8353-83DE-11205B520A95

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	$	$		
	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. 107585 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: Oluwaseun Fawehinmi Buyer's Initials: Initial OF

Docusign Envelope ID: 750B2C0A-FE21-8353-83DE-11205B520A95

Legal Form and Sufficiency Review

Contract award method:

☒ **Competitively awarded** - This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office.

☐ **Competitively awarded with previously approved standard form** - 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

☐ **Exemption** - 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 (e.g. change order, option term)

Signed by:
Nina R Hickson
36721264CCA14E4...

General Counsel's Office

Docusign Envelope ID: 750B2C0A-FE21-8353-83DE-11205B520A95

Review and Approval

DocuSigned by:
Glendon Diaz
F2CF1AC72BDE47C...

Aug 26, 2026 | 7:54 PM EDT

Glendon Diaz — **Date**
Utility Services Director

Signed by:
Kiyon T. Harley
0A75BF3AD966495...

Aug 26, 2026 | 10:49 PM EDT

Kiyon Harley — **Date**
Office of Supplier Diversity & Inclusion Director

Signed by:
Munetsi Musara
66EC2C787AA4449...

Aug 27, 2026 | 9:26 AM EDT

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

DocuSigned by:
Caprecia Poole-Williams
A42FEDB2CA544D0...

Aug 26, 2026 | 8:02 PM EDT

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

Signed by:
Aklile Tesfaye
729AA1281A544A4...

Aug 28, 2026 | 8:56 AM EDT

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

DocuSigned by:
Kpowell
D2484629DDEE450...

Sep 3, 2026 | 12:58 PM EDT

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

Docusign Envelope ID: 750B2C0A-FE21-8353-83DE-11205B520A95

☐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: 750B2C0A-FE21-8353-83DE-11205B520A95

Bid Results

SOLICITATION NO: 107585	**DATE:** 7/13/2026 **TIME**: 2:00 PM **LOCATION:** OpenGov.	**BUYER NAME:** Olu Fawehinmi
SOLICITATION TITLE:	Advanced Metering Infrastructure (AMI) Program Manager	

BID TABULATION

	NAME OF OFFEROR	DATE RECEIVED
1.	Accenture Infrastructure and Capital Projects, LLC	7/13/2026
2.	AECOM Technical Services, Inc.	7/13/2026
3.	Arcadis U.S. Inc.	7/13/2026
4.	Jacobs Engineering Group Inc.	7/13/2026
5.	T.Y. Lin International Group, Ltd.	7/13/2026

Advanced Metering Infrastructure Update

Crystal Wheaden, P.E.
Program Manager, Utility Services

September 16, 2026



Vote Following Presentation



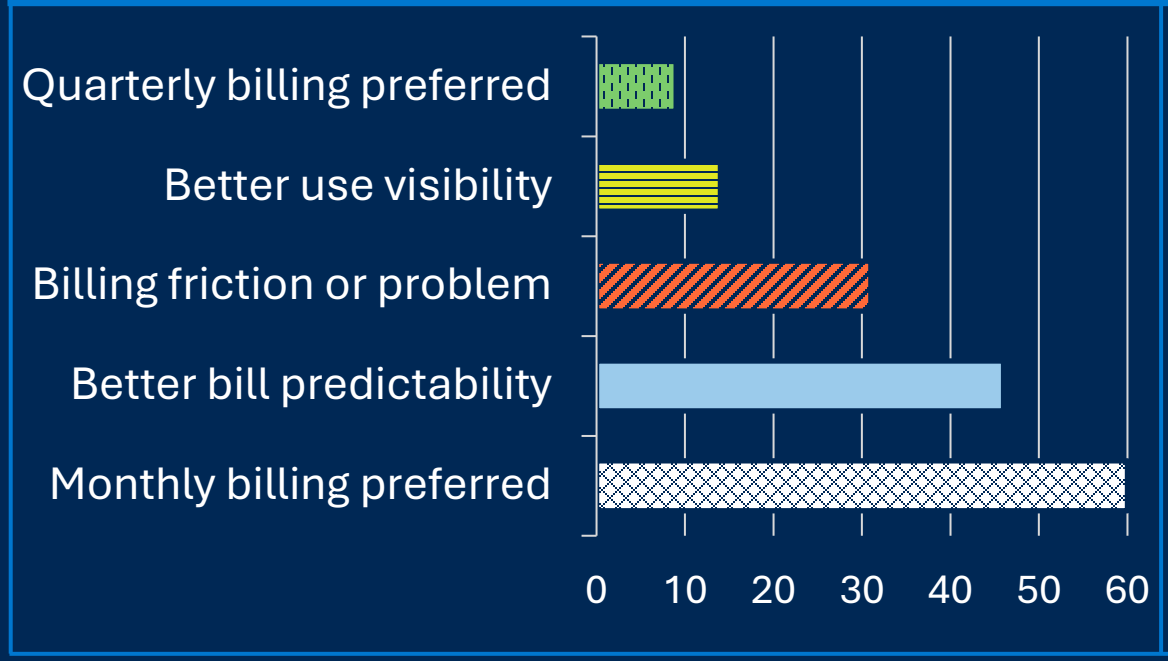
Agenda

- Advanced Metering Infrastructure (AMI) Smart Meter Pilot Customer Survey Results
- AMI Smart Meter Pilot Mid-Year Assessment
- AMI Program Manager

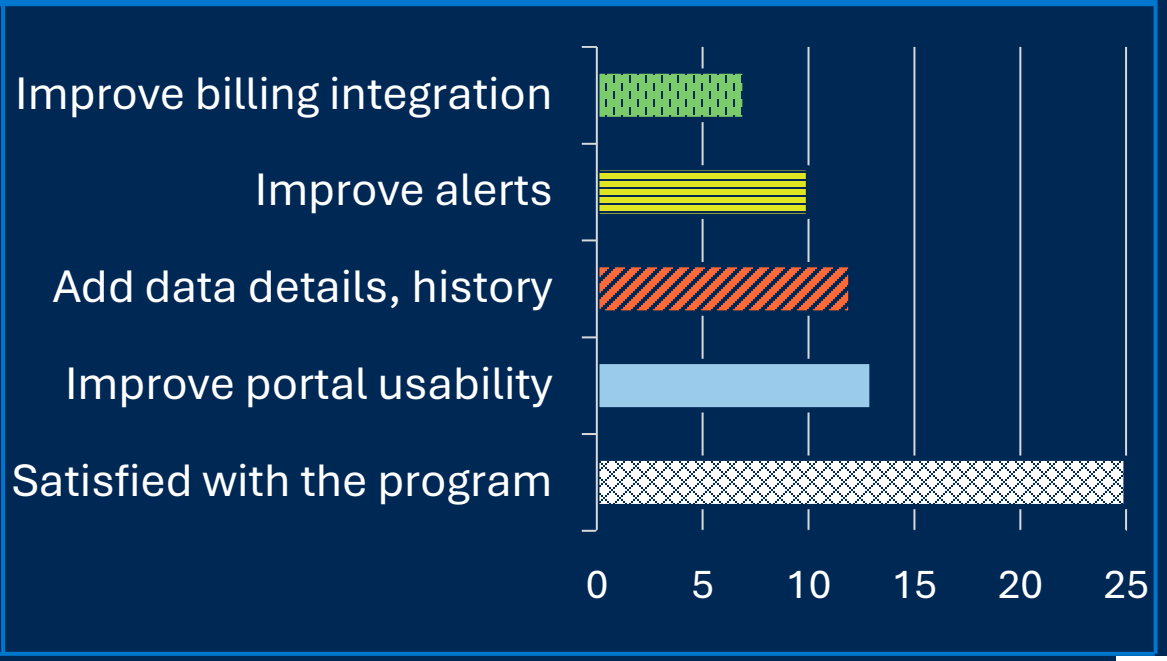
AMI Smart Meter Pilot Customer Survey Results

- 86% pilot satisfaction overall, portal usefulness is leading contributor
- 92% inside meter installation satisfaction
- 76% of responding portal users are enrolled in alerts

Feedback on monthly billing:



Suggestions for improvement:



Customer Survey Quotes

"After my meter was installed, I received a call from WSSC informing me that a constant flow of water was detected, and there was likely a leak. We hired a plumber to find and repair some leaking pipes and our water bill dropped the next month. The only reason why this was possible was because of the smart meter!"

Ben from Hyattsville

"The meter additionally gives me greater confidence that my usage is being measured correctly, increasing my confidence in WSSC. Lastly, I really appreciate a monthly bill which helps me best manage my budget."

Marilyn from Montgomery Village

"Hasta este momento solo me gustaría que esté programa se extendiera a mis otras propiedades."

Jose from Hyattsville

"Leak detection alert discovered my water heater failure before it catastrophically flooded my basement.

Jovanni from Derwood

AMI Smart Meter Pilot Mid-Year Assessment

Pilot Network KPI	Target	Avg. Pilot Value	Periods Meeting Target	Value Trend	Verdict
Meter Read Coverage	≥ 98%	97.9%	62%	Increasing	**Monitor**
Scheduled Interval Delivery	≥ 95%	97.8%	92%	Increasing	Pass
Endpoint Issue	≤ 1%	2.1%	0.8%	Flat	**Monitor**
Daily Transmissions Missed	≤ 1%	0.6%	77%	Decreasing	Pass
Marginal Signal Rate	≤ 2%	0.6%	100%	Flat	Pass

Participants

- 1900+ Residential Customers
- 400+ Schools
- Key Commercial Accounts

827 (43%) Residential Users Enrolled in Customer Portal

Affordability and Operations

- Quarterly accounts converted to monthly billing
- 69% Reduction of Field Activities
- 87% Reduction of Estimated Bills
- Billing overlap issues undergoing resolution

Turnkey RFP Considerations

- Customer portal capabilities
- System performance require ments
- Update of customer contact information
- Opt-out policy

AMI Program Manager

Utility Representative for
AMI Full Deployment Oversight

Ensuring a High-Quality Program

- Project Schedule & Cost Controls
- Installation & Monthly Billing Conversion Quality Control
- Risk Tracking & Mitigation
- Maximized AMI Return on Investment
- Documented Lessons Learned

Key Scope of Work Items

- Turnkey AMI Deployment SOW
- Customer Contact Update Campaign
- AMI Deployment Prioritization
- Materials, Installation & Integration Acceptance Criteria
- Change Management & Transition Plan

Request for Proposal No. 107585

Summary of Request

WSSC Water seeks an AMI Program Manager to provide oversight of full AMI solution deployment across the entire service area.

Minimum Qualification

- **Firm Qualification**
- **Program Manager Qualification**
- **Insurance Requirements**

Procurement Timeline

- May 29, 2026 RFP No. 107585 advertised
- July 13, 2026, 5 responsive, responsible proposals were received
- August 4, 2026, Evaluations completed.
- The evaluation team included staff from 4 departments.

Evaluation criteria:

- **Technical Approach**
- **Firm's Experience**
- **Key Personnel**
- **Demonstration**
- **Price**

Questions?

WSSCWATER
DELIVERING THE ESSENTIAL

Docusign Envelope ID: 2918F660-3625-80FF-81C2-1CC8D9B64971

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 101598, PCCP Engineering Services to HDR Engineering, Inc., and Stantec Consulting Services, Inc. Each firm will be awarded a contract with a not-to-exceed amount of $3,000,000.00, for a total aggregate contract value of $6,000,000.00, with a three (3) year base 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:	$6,000,000.00	**Contract Number:**	101598
Contract Term:	3 Years	**Project Location:**	☐Montgomery County ☐Prince George's County ☒Both Counties ☐Other: _____
Option Term:	Two, One (1) Year Options		

Project Scope and Overview

The scope of this contract consists of providing engineering and inspection support services for WSSC Water's Pre-stressed Concrete Cylinder Pipe management program. The services include, but not limited to, internal visual and sounding inspection, sonic/ultrasonic pulse echo testing, pipeline Right-of-Way assessment, development of finite element analysis curves, leak detection, wall thickness testing for metallic mains, Pre-stressed Concrete Cylinder Pipe forensics dissection, reconstruction permit acquisition, geotechnical investigation, coordination, planning and engineering services needed to support inspections provided by the Awardee, and special studies related to the management of the WSSC Water's Pre-stressed Concrete Cylinder Pipe network.

FY27 Budget:	$2,000,000.00	**FY28 Budget:**	$2,000,000.00
FY29 Budget:	$2,000,000.00	**FY30 Budget:**	$0.00

Capital Improvement Project (CIP)

CIP Project Title:	N/A
CIP Job Number:	N/A

Docusign Envelope ID: 2918F660-3625-80FF-81C2-1CC8D9B64971

Justification
This contract is necessary to provide specialized engineering services for the inspection and assessment of Prestressed Concrete Cylinder Pipes throughout WSSC Water's service area. Pre-stressed Concrete Cylinder Pipe are critical infrastructure assets that convey large volumes of potable water from treatment facilities to storage facilities and distribution systems. These assets are essential to maintaining reliable water service and adequate system pressure. Given the potential for catastrophic failures, WSSC Water must retain qualified consultants capable of supporting inspection and assessment initiatives. These efforts are essential to identifying system deficiencies, prioritizing rehabilitation/replacement, and implementing corrective actions to mitigate the risk of failure. Without these services, WSSC Water's ability to maintain system reliability, and minimize service disruptions would be significantly impacted. This contract provides the technical expertise and flexibility necessary to sustain compliance and support long-term system performance.

OSDI Recommendation	
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A

Docusign Envelope ID: 2918F660-3625-80FF-81C2-1CC8D9B64971

Awardee Information	
Contractor Name:	HDR Engineering, Inc.
Contract Amount:	$3,000,000.00
Business Location:	Fulton, Maryland
Past Performance:	☒ Satisfactory ☐ No Past Performance

Subcontractors	Summary of Services
Engineering Design Technologies, Inc. Glen Burnie, Maryland	Prestressed Concrete Cylinder Pipe (PCCP) inspection, site support
HSA, Inc. Bowie, Maryland	Geotechnical investigation, soil lab testing, PCCP inspection services, site support, forensic investigation, specialty work
PICA Corporation New Orleans, Louisiana	PCCP inspection support services, site support (topside support for confined space entry), permit acquisition, emergency response, transmission system design
NDT Corporation Sterling, Massachusetts	Sonic/ultrasonic pulse echo testing of PCCP
RJ Peterman & Associates, Inc. Manhattan, Kansas	PCCP lab testing
Simpson, Gumpertz & Heger, Inc. Waltham, Massachusetts	PCCP laboratory & materials testing, PCCP inspection support services, forensics investigation services, condition assessment, finite element analysis
V&A Consulting Engineers, Inc. Columbia, Maryland	PCCP inspection support services, site support, forensic investigations, condition assessment, emergency response
Teksolv, Inc. Newark, Delaware	Site support

Docusign Envelope ID: 2918F660-3625-80FF-81C2-1CC8D9B64971

Awardee Information	
Contractor Name:	Stantec Consulting Services, Inc.
Contract Amount:	$3,000,000.00
Business Location:	Fairfax, Virginia
Past Performance:	☒ Satisfactory ☐ No Past Performance

Subcontractors	Summary of Services
Assedo Consulting, LLC Laurel, Maryland	Community engagement/outreach services
CV, Inc. Gaithersburg, Maryland	Survey, Subsurface Utility Engineering (SUE) utility designation
Dulles Geotechnical & Materials Testing Services, Inc. Chantilly, Virginia	Geotechnical, engineering soil borings & testing
HSA, Inc. Bowie, Maryland	Geotechnical engineering, soil borings & testing, utility locating using air-vacuum excavation, traffic control if required, pipe forensics, pipe inspection
Peer Consultants, PC Washington, DC	Permitting, civil engineering, traffic control design
V&A Consulting Engineers, Inc. Columbia, Maryland	PCCP inspection support services, condition assessment

Docusign Envelope ID: 2918F660-3625-80FF-81C2-1CC8D9B64971

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	$	$		
	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. 101598 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: DS CB

Docusign Envelope ID: 2918F660-3625-80FF-81C2-1CC8D9B64971

Legal Form and Sufficiency Review

Contract award method:

☒ **Competitively awarded** - This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office.

☐ **Competitively awarded with previously approved standard form** - 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

☐ **Exemption** - 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 (e.g. change order, option term)

Signed by:
Nina R Hickson
36721264CCA14E4...

General Counsel's Office

Docusign Envelope ID: 2918F660-3625-80FF-81C2-1CC8D9B64971

Review and Approval

DocuSigned by:
Glendon Diaz
F2CF1AC72BDE47C...

Aug 31, 2026 | 9:27 AM EDT

Glendon Diaz — **Date**
Director, Utility Services

Signed by:
Kiyon T. Harley
0A75BF3AD966495...

Aug 31, 2026 | 10:03 AM EDT

Kiyon T. Harley — **Date**
Office of Supplier Diversity & Inclusion Director

Signed by:
Munetsi Musara
66EC2C787AA4449...

Aug 31, 2026 | 9:41 AM EDT

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

DocuSigned by:
Caprecia Poole-Williams
A42FEDB2CA544D0...

Aug 31, 2026 | 9:31 AM EDT

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

Signed by:
Aklile Tesfaye
729AA1281A544A4...

Aug 31, 2026 | 12:36 PM EDT

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

DocuSigned by:
Kpowell
D2484629DDEE450...

Sep 2, 2026 | 4:24 PM EDT

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

Docusign Envelope ID: 2918F660-3625-80FF-81C2-1CC8D9B64971

☐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: 2918F660-3625-80FF-81C2-1CC8D9B64971

Bid Results

SOLICITATION NO: 101598	**DATE: 6/2/2026** **TIME: 2:00 PM** **LOCATION: OpenGov Portal**	**BUYER NAME:** Cheryll Brewton
SOLICITATION TITLE:	PCCP Engineering Services	
FINAL BID TABULATION		

	NAME OF OFFEROR
1.	Black & Veatch Corporation
2.	Evolution Group LLC
3.	HDR Engineering, INC.
4.	Prime Partners Engineering LLC
5.	Stantec Consulting Services LLC

Docusign Envelope ID: 6A69C133-3A23-875D-809E-F0A6F2862FBA

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 98586, Small Architecture & Engineering Projects to the following three (3) firms:

- C.C. Johnson & Malhotra, P.C.
- GFT Infrastructure, Inc.; and
- Leuterio Thomas, LLC.

Each firm will be awarded a contract with a not-to-exceed amount of $2,000,000.00, for an aggregate contract value of $6,000,000.00, for a base contract term of three (3) 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:	$6,000,000.00	**Contract Number:**	98586
Contract Term:	3 Years	**Project Location:**	☐Montgomery County ☐Prince George's County ☒Both Counties ☐Other: _____
Option Term:	Two, One (1) Year Option Terms		

Project Scope and Overview

The scope of Contract No. 98586 consists of providing comprehensive Architectural and Engineering (A&E) services through a Basic Order Agreement (BOA) for WSSC Water's occupied facility assets, including:

- Office buildings
- Vehicle maintenance garages
- Laboratories
- Warehouse reconfigurations
- Other WSSC Water facilities

Services under this BOA include:

- Preparing construction documents

Docusign Envelope ID: 6A69C133-3A23-875D-809E-F0A6F2862FBA

• Conducting vertical facilities condition assessments • Obtaining required permits • Collaborating with internal and external stakeholders			
FY27 Budget:	$1,500,000.00	**FY28 Budget:**	$2,000,000.00
FY29 Budget:	$1,500,000.00	**FY30 Budget:**	$1,000,000.00

Capital Improvement Project (CIP)	
CIP Project Title:	Various
CIP Job Number:	Various

Justification
Architectural and Engineering (A&E) professional services are essential to the successful delivery of WSSC Water's Capital Improvement Program (CIP). This contract provides specialized expertise for infrastructure projects across Commission facilities, including depots, fleet maintenance garages, laboratories, and office buildings. As the volume and complexity of these projects increase, additional A&E capacity is needed to supplement internal resources and support timely condition assessments, planning, design, and project delivery. Establishing a Basic Ordering Agreement (BOA) provides the flexibility to efficiently address planned CIP projects and emerging operational needs through the timely issuance of task orders. This approach reduces the need to conduct a separate procurement for each individual assignment, minimizing procurement lead time and strengthening the General Services Department's ability to deliver critical facility improvements in alignment with WSSC Water's Strategic Plan.

OSDI Recommendation	
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A

Docusign Envelope ID: 6A69C133-3A23-875D-809E-F0A6F2862FBA

Awardee Information	
Contractor Name:	C.C. Johnson & Malhotra, P.C.
Contract Amount:	$2,000,000.00
Business Location:	Baltimore, Maryland
Past Performance:	☒ Satisfactory ☐ No Past Performance

Subcontractors	Summary of Services
Navarro & Wright Consulting Engineers, Inc. Sparks, Maryland	Provide geotechnical, environmental, surveying, site/civil, structural, and landscape services
SP Arch, Inc. Windsor Mill, Maryland	Provide architectural, engineering, design, inspection, testing, and management consulting services
TCT Cost Consultants, LLC Washington, DC	Provide cost estimating, scheduling, value engineering, constructability reviews, risk analysis, cost analysis, and project phasing services

Docusign Envelope ID: 6A69C133-3A23-875D-809E-F0A6F2862FBA

Awardee Information	
Contractor Name:	GFT Infrastructure, Inc.
Contract Amount:	$2,000,000.00
Business Location:	Owings Mills, Maryland
Past Performance:	☒ Satisfactory ☐ No Past Performance

Subcontractors	Summary of Services
AB Consultants, Inc. Lanham, Maryland	Survey, subsurface utility engineering (SUE), geotechnical & civil
Albrecht Engineering, Inc. Baltimore, Maryland	Structural engineering
DM Enterprises of Baltimore, LLC Baltimore, Maryland	Cost estimating/project controls services
Hillmann Consulting LLC Union, NJ	Hazardous materials/environmental
Leuterio Thomas, LLC National Harbor, Maryland	Architectural services
Shah & Associates, Inc. Gaithersburg, Maryland	Electrical/ Instrumentation and Controls (I&C)
Sigma Associates, Inc. Bingham Farms, Michigan	Mechanical, plumbing & electrical/I&C

Docusign Envelope ID: 6A69C133-3A23-875D-809E-F0A6F2862FBA

Awardee Information	
Contractor Name:	Leuterio Thomas, LLC.
Contract Amount:	$2,000,000.00
Business Location:	Oxon Hill, Maryland
Past Performance:	☒ Satisfactory ☐ No Past Performance

Subcontractors	Summary of Services
iDesign Engineering, Inc. Silver Spring, Maryland	Provide civil engineering design services for site development, drainage, utilities, stormwater management, erosion control, parking, and pedestrian/site access
Weigand Associates, Inc. Germantown, Maryland	Provide civil engineering design services for site development, utilities, drainage, stormwater management, erosion control, parking, and site access for all task orders

Docusign Envelope ID: 6A69C133-3A23-875D-809E-F0A6F2862FBA

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	$	$		
	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. 98586 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: DS CB

Docusign Envelope ID: 6A69C133-3A23-875D-809E-F0A6F2862FBA

Legal Form and Sufficiency Review

Contract award method:

☒ **Competitively awarded** - This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office.

☐ **Competitively awarded with previously approved standard form** - 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

☐ **Exemption** - 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 (e.g. change order, option term)

Signed by:
Nina R Hickson
36721264CCA14E4...

General Counsel's Office

Docusign Envelope ID: 6A69C133-3A23-875D-809E-F0A6F2862FBA

Review and Approval

Signed by:
Allison Wilson
F9ED74DFD468406...

Aug 25, 2026 | 3:20 PM EDT

Allison M. Wilson — **Date**
Director, General Services

Signed by:
Kiyon T. Harley
0A75BF3AD966495...

Aug 25, 2026 | 11:12 PM EDT

Kiyon T. Harley — **Date**
Office of Supplier Diversity & Inclusion Director

Signed by:
Munetsi Musara
66EC2C787AA4449...

Aug 25, 2026 | 3:26 PM EDT

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

DocuSigned by:
Caprecia Poole-Williams
A42FEDB2CA544D0...

Aug 26, 2026 | 2:29 AM EDT

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

Signed by:
9CF8A23C58BF4D2...

Aug 26, 2026 | 10:13 AM EDT

David M. McDonough — **Date**
Deputy General Manager, Mission Support

DocuSigned by:
D2484629DDEE450...

Aug 27, 2026 | 6:56 AM EDT

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

Docusign Envelope ID: 6A69C133-3A23-875D-809E-F0A6F2862FBA

☐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: 6A69C133-3A23-875D-809E-F0A6F2862FBA

Bid Results

SOLICITATION NO:	DATE: 3/31/2026 TIME: 2:00 PM	BUYER NAME:
98586	LOCATION: OpenGov Portal	Cheryll Brewton

SOLICITATION TITLE:	Small Architecture & Engineering Projects

FINAL BID TABULATION

	NAME OF OFFEROR
1.	Astute Engineering, PLLC
2.	Bignell Watkins Hasser Architects P.C.
3.	Bowman, Forster & Associates, Inc.
4.	C.C. Johnson & Malhotra, P.C.
5.	Chyke Maurice & Associates, Inc.
6.	Citadel Development LLC.
7.	Colimore Architects
8.	Dhillon Engineering, Inc.
9.	EXP U.S. Services Inc.
10.	George, Miles & Buhr, LLC.
11.	GFT Infrastructure, Inc.
12.	Johnson, Mirmiran & Thompson, Inc.
13.	Leuterio Thomas, LLC.
14.	Michael Baker International, Inc.
15.	Mimar Architects & Engineers, Inc.
16.	Noelker and Hull Associates, Inc.
17.	Prime Partners Engineering LLC.
18.	R. McGhee & Associates

Docusign Envelope ID: D9E5ED3D-95ED-8184-80C2-DFE828A55F3B

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 104581, Area Water and Sewer House Connection Construction, to Fort Myer Construction Corporation in the amount of $6,111,350.00 for a contract term of two (2) years with two (2) two-year option terms.

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:	$6,111,350.00	**Contract Number:**	104581
Contract Term:	Two Years	**Project Location:**	☐Montgomery County ☐Prince George's County ☒Both Counties ☐Other: _____
Option Term:	Two, Two-Year Option		

Project Scope and Overview

The scope of this contract consists of the abandonment, upgrade, and new construction of water and sewer house connections for new service installations requested by homeowners and builders through Permit Services application at various locations in Prince George's & Montgomery Counties on an as- needed basis.

FY27 Budget:	$2,291,756.25	**FY28 Budget:**	$3,055,675.00
FY29 Budget:	$763,918.75	**FY30 Budget:**	$0.00

Capital Improvement Project (CIP)

CIP Project Title:	Area Water and Sewer House Connection Construction
CIP Job Number:	AC8204A26

Docusign Envelope ID: D9E5ED3D-95ED-8184-80C2-DFE828A55F3B

Justification
This contract provides new water and sewer house connections and upgrades of existing connections. Some of the connections are for new home construction or home remodels, and others are for the replacement of failing well and septic systems.

OSDI Recommendation	
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A

Awardee Information	
Contractor Name:	Fort Myer Construction Corporation
Contract Amount:	$6,111,350.00
Business Location:	Washington, DC
Past Performance:	☒ Satisfactory ☐ No Past Performance

Subcontractors	Summary of Services
Morr Construction, Inc. Rockville, Maryland	Utility work.

Other Justification(s):

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. 104581 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: Wilma S. Foster Buyer's Initials: Initial WSF

Docusign Envelope ID: D9E5ED3D-95ED-8184-80C2-DFE828A55F3B

Legal Form and Sufficiency Review

Contract award method:

☐ **Competitively awarded** - This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office.

☒ **Competitively awarded with previously approved standard form** - 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

☐ **Exemption** - 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 (e.g. change order, option term)

Signed by:
Nina R Hickson
36721264CCA14E4...

General Counsel's Office

Docusign Envelope ID: D9E5ED3D-95ED-8184-80C2-DFE828A55F3B

Review and Approval

Signed by: Alan Wong 9CC9C860D9374DE...
Aug 26, 2026 | 7:38 PM EDT

Alan K. Wong
Chief Engineer
Date

Signed by: Kiyon T. Harley 0A75BF3AD966495...
Aug 26, 2026 | 10:54 PM EDT

Kiyon T. Harley
Office of Supplier Diversity & Inclusion Director
Date

Signed by: Munetsi Musara 66EC2C787AA4449...
Aug 27, 2026 | 9:28 AM EDT

Munetsi Timothy Musara
Chief Financial Officer
Date

DocuSigned by: Caprecia Poole-Williams A42FEDB2CA544D0...
Aug 26, 2026 | 7:55 PM EDT

Caprecia M. Poole-Williams
Chief Procurement Officer
Date

Signed by: Aklile Tesfaye 729AA1281A544A4...
Aug 28, 2026 | 8:05 AM EDT

Aklile Tesfaye
Deputy General Manager of Operations
Date

DocuSigned by: K Powell D2484629DDEE450...
Sep 3, 2026 | 1:16 PM EDT

Kishia L. Powell
General Manager/CEO
Date

Docusign Envelope ID: D9E5ED3D-95ED-8184-80C2-DFE828A55F3B

☐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: D9E5ED3D-95ED-8184-80C2-DFE828A55F3B

Bid Results

SOLICITATION NO: 104581	**DATE: May 26, 2026** **TIME: 2:00 PM** **LOCATION: OpenGov**		**BUYER NAME:** Wilma S. Foster
TITLE:	Area Water and Sewer House Connection Construction		
ENGINEER'S ESTIMATE	**$6,638,220.00**	**RECORDED BY:**	W. Foster

BID TABULATION

	NAME OF BIDDER	BID AMOUNT
1.	Fort Myer Construction Corporation	$6,111,350.00
2.	Skoda Contracting	$7,886,576.00
3.	Rivers Construction Group, Ltd.	$9,587,250.00
4.	Ross Contracting, Inc.	$12,983,500.00
5.	Anchor Construction Corporation	$18,696,610.00

Docusign Envelope ID: 4E395CC1-2342-85CA-822F-7DC3EEA6AB0E

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 99582, Dolphin Road Water Main and Sewer Replacement, to Crown Construction Service, Inc., in the amount of $7,013,350.00 for a contract term of 630 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:	$7,013,350.00	**Contract Number:**	99582
Contract Term:	630 Days	**Project Location:**	☐Montgomery County ☒Prince George's County ☐Both Counties ☐Other: _____
Option Term:	N/A		

Project Scope and Overview

The project involves installing approximately 2.4 miles of 4-inch through 12-inch ductile iron water main, replacement of approximately 329 feet of 10-inch PVC water main with pipe bursting and 0.24 miles of 6-inch and 8-inch PVC sewer main, as well as the installation of 139 water house connections in Temple Hills, Prince George's County, Maryland.

Fact sheets were mailed on November 10, 2025, to impacted customers and the elected officials. A Community Outreach Meeting will be held approximately 4-6 weeks before construction starts, with meeting invitation cards mailed to impacted customers and the elected officials.

This project is funded through the Maryland Department of the Environment.

FY27 Budget:	$2,000,000.00	**FY28 Budget:**	$5,013,350.00
FY29 Budget:	$0.00	**FY30 Budget:**	$0.00

Docusign Envelope ID: 4E395CC1-2342-85CA-822F-7DC3EEA6AB0E

Capital Improvement Project (CIP)	
CIP Project Title:	Dolphin Road Water Main Replacement
CIP Job Number:	BRCRLR6704A19

Justification
This project involves the replacement of existing 2.4 miles of 4-inch through 12-inch Cast Iron water main and 0.24 miles of 6-inch and 8-inch concrete gravity sewer main constructed from 1960 to 1969 and 1960 to 1975 respectively. The sewer mains replacement was added to the water main replacement project, so the community and the roads are not disturbed more than one time. The project is in Prince George's County in the 320A pressure zone and supplies water to the Woodholme Forest, Walbrooke Manor and Magnolia Springs subdivisions in Lanham, MD. These subdivisions have experienced approximately 27 water and 33 sewer main breaks, shutdowns and pipe repairs since 1993. The mains are of high importance because it's near Doctors Community Hospital, Maryland Presbyterian Church, Doctors Community Rehab and Patient Care as well as several residential neighborhoods. Prince George's Fire Station 848, Magnolia Elementary School, M&M Academy and Lanham Christian School are in the vicinity of the project as well.

OSDI Recommendation	
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A

Awardee Information	
Contractor Name:	Crown Construction Service, Inc.
Contract Amount:	$7,013,350.00
Business Location:	Temple Hills, Maryland
Past Performance:	☒ Satisfactory ☐ No Past Performance

Subcontractors	Summary of Services
Rava Engineering, Inc. Bethesda, Maryland	Wholesale trade agents and brokers.
Wiltshire Trucking Corporation Riverdale, Maryland	Wholesale trade agents and brokers, specialized trucking.

Docusign Envelope ID: 4E395CC1-2342-85CA-822F-7DC3EEA6AB0E

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	$	$		
	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. 99582 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: Olakunle Ogungbayo Buyer's Initials: Initial OO

Docusign Envelope ID: 4E395CC1-2342-85CA-822F-7DC3EEA6AB0E

Legal Form and Sufficiency Review

Contract award method:

☐ **Competitively awarded** - This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office.

☒ **Competitively awarded with previously approved standard form** - 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

☐ **Exemption** - 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 (e.g. change order, option term)

Signed by:
Nina R Hickson
36721264CCA14E4...

General Counsel's Office

Docusign Envelope ID: 4E395CC1-2342-85CA-822F-7DC3EEA6AB0E

WSSCWATER
DELIVERING THE ESSENTIAL

Review and Approval

Signed by:
Alan Wong
9CC9C860D9374DE...

Aug 26, 2026 | 7:35 PM EDT

Alan K. Wong
Chief Engineer

Date

Signed by:
Kiyon T. Harley
0A75BF3AD966495...

Aug 26, 2026 | 10:51 PM EDT

Kiyon T. Harley
Office of Supplier Diversity & Inclusion Director

Date

Signed by:
Munetsi Musara
66EC2C787AA4449...

Aug 27, 2026 | 9:36 AM EDT

Munetsi Timothy Musara
Chief Financial Officer

Date

DocuSigned by:
Caprecia Poole-Williams
A42FEDB2CA544D0...

Aug 26, 2026 | 8:07 PM EDT

Caprecia M. Poole-Williams
Chief Procurement Officer

Date

Signed by:
Aklile Tesfaye
729AA1281A544A4...

Aug 28, 2026 | 8:07 AM EDT

Aklile Tesfaye
Deputy General Manager of Operations

Date

DocuSigned by:
Kpowell
D2484629DDEE450...

Sep 3, 2026 | 1:04 PM EDT

Kishia L. Powell
General Manager/CEO

Date

Docusign Envelope ID: 4E395CC1-2342-85CA-822F-7DC3EEA6AB0E

☐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: 4E395CC1-2342-85CA-822F-7DC3EEA6AB0E

Bid Results

SOLICITATION NO: 99582	DATE: 04/16/2026 TIME: 2:00 PM LOCATION: OpenGov	BUYER NAME: OLAKUNLE OGUNGBAYO
TITLE:	Dolphin Road Water Main and Sewer Replacement	
Engineer's Estimate	$10,595,147.40	

FINAL BID RESULTS

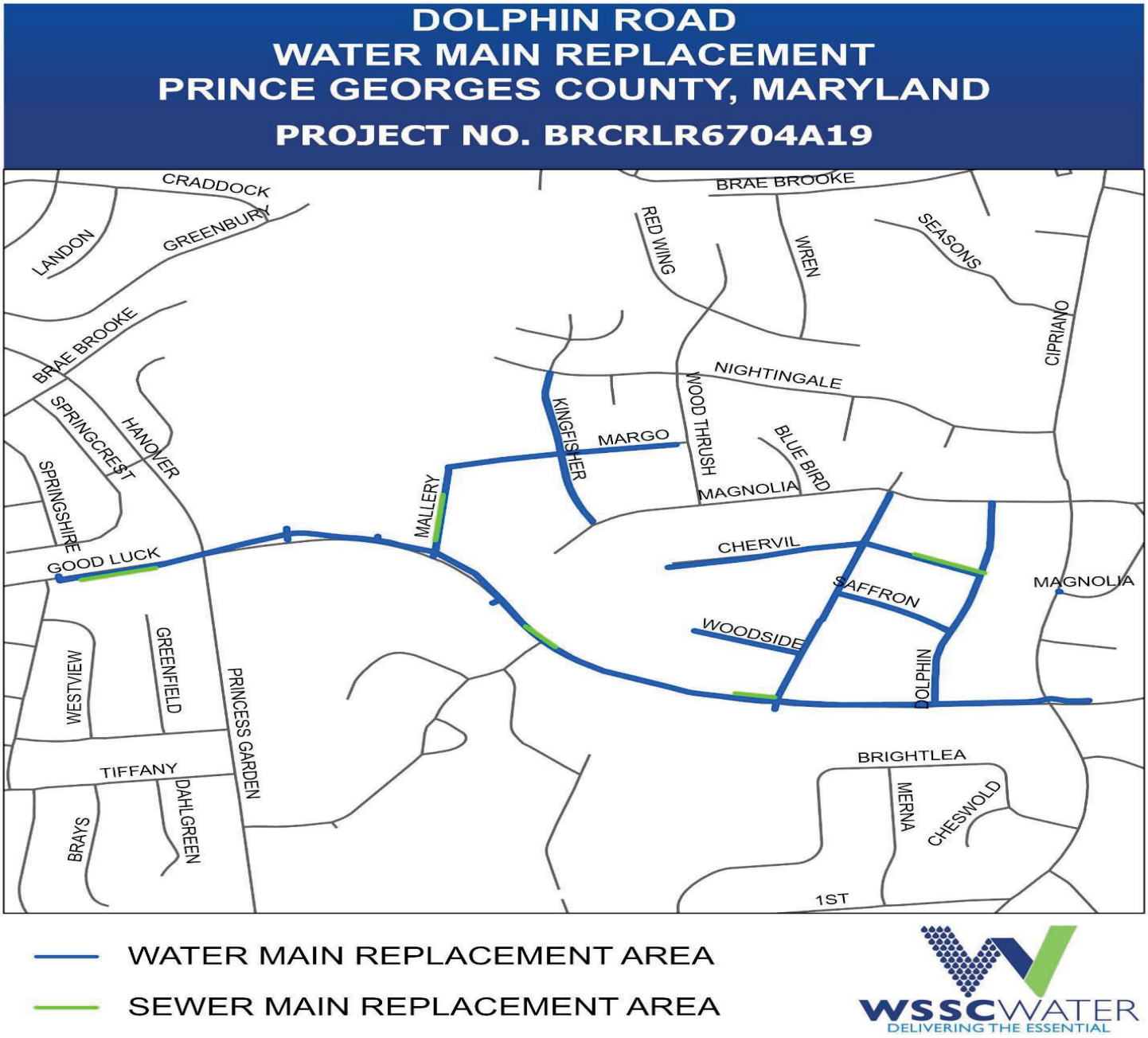
	NAME OF BIDDER	BID AMOUNT
1.	Crown Construction Service, Inc	$ 7,013,350.00
2.	ECM Corporation	$ 7,183,944.00
3.	Rivers Construction Group, Ltd	$ 8,727,710.00
4.	A&M Concrete Corporation	$ 8,733,001.00
5.	Sagres Construction Corporation	$8,867,556.63
6.	Pessoa Construction Company, Inc	$9,978,204.00

Olakunle Ogungbayo 04/18/2026

Docusign Envelope ID: 4E395CC1-2342-85CA-822F-7DC3EEA6AB0E

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Project Map



Docusign Envelope ID: 562FCA9C-1BD8-82DA-8161-940FE7EF715E

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 101588, Carderock Springs Water Main Replacement, Crown Construction Service, Inc., in the amount of $7,168,702.00, for a contract term of 902 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:	$7,168,702.00	**Contract Number:**	101588
Contract Term:	902 Days	**Project Location:**	☒Montgomery County ☐Prince George's County ☐Both Counties ☐Other: _____
Option Term:	N/A		

Project Scope and Overview

This project involves installing approximately 3.25 miles of water mains, consisting of 2.95 miles of 8-inch and 0.30 miles of 4-inch water mains, along with approximately 1.54 miles of water house connections in Bethesda, Montgomery County, Maryland.

Fact sheets were mailed on February 10, 2026, to impacted customers and elected officials. A Community Outreach Meeting will be held approximately 4-6 weeks before construction starts, with meeting invitation cards mailed to impacted customers and elected officials.

FY27 Budget:	$1,911,654.00	**FY28 Budget:**	$2,867,481.00
FY29 Budget:	$2,389,567.00	**FY30 Budget:**	$0.00

Docusign Envelope ID: 562FCA9C-1BD8-82DA-8161-940FE7EF715E

Capital Improvement Project (CIP)	
CIP Project Title:	Carderock Springs Water Main Replacement
CIP Job Number:	BR7213A21

Justification
This project involves replacement of existing 8-inch, 6-inch and 3-inch Cast Iron and Ductile Iron water mains, constructed between 1961 and 1978, with new 8-inch and 4-inch Ductile Iron water mains. The project is located in Montgomery County, within the 350A and 400B pressure zones, and supplies water to the Carderock Springs neighborhood located in Bethesda, Maryland. Since 1993, this area has experienced approximately 79 water main breaks, shutdowns, and pipe repairs, underscoring the need for replacement to ensure reliable service, improve water quality, and reduce maintenance costs. The main is of high importance because it is in the vicinity of Carderock Elementary School, Hermon Presbyterian Church, Adat Shalom Synagogue, Royal Netherlands Embassy as well as the surrounding residential neighborhood.

OSDI Recommendation	
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A

Awardee Information	
Contractor Name:	Crown Construction Service, Inc.
Contract Amount:	$7,168,702.00
Business Location:	Temple Hills, Maryland
Past Performance:	☒ Satisfactory ☐ No Past Performance

Subcontractors	Summary of Services
Rava Engineering, Inc. Bethesda, Maryland	Project management
Wiltshire Trucking, Corporation Riverdale, Maryland	Wholesale trade, trucking, waste collection

Docusign Envelope ID: 562FCA9C-1BD8-82DA-8161-940FE7EF715E

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	$	$		
	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. 101588 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: Olakunle Ogungbayo Buyer's Initials: OO

Docusign Envelope ID: 562FCA9C-1BD8-82DA-8161-940FE7EF715E

Legal Form and Sufficiency Review

Contract award method:

☐ **Competitively awarded** - This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office.

☒ **Competitively awarded with previously approved standard form** - 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

☐ **Exemption** - 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 (e.g. change order, option term)

Signed by:
Nina R Hickson
36721264CCA14E4...

General Counsel's Office

Docusign Envelope ID: 562FCA9C-1BD8-82DA-8161-940FE7EF715E

WSSCWATER
DELIVERING THE ESSENTIAL

Review and Approval

Signed by:
Alan Wong
9CC9C860D9374DE...

Aug 26, 2026 | 7:36 PM EDT

Alan K. Wong
Chief Engineer

Date

Signed by:
Kiyon T. Harley
0A75BF3AD966495...

Aug 26, 2026 | 11:19 PM EDT

Kiyon T. Harley
Office of Supplier Diversity & Inclusion Director

Date

Signed by:
Munetsi Musara
66EC2C787AA4449...

Aug 27, 2026 | 9:40 AM EDT

Munetsi Timothy Musara
Chief Financial Officer

Date

DocuSigned by:
Caprecia Poole-Williams
A42FEDB2CA544D0...

Aug 26, 2026 | 8:05 PM EDT

Caprecia M. Poole-Williams
Chief Procurement Officer

Date

Signed by:
Aklile Tesfaye
729AA1281A544A4...

Aug 27, 2026 | 10:25 AM EDT

Aklile Tesfaye
Deputy General Manager of Operations

Date

DocuSigned by:
Kpowell
D2484629DDEE450...

Sep 3, 2026 | 1:18 PM EDT

Kishia L. Powell
General Manager/CEO

Date

Docusign Envelope ID: 562FCA9C-1BD8-82DA-8161-940FE7EF715E

☐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: 562FCA9C-1BD8-82DA-8161-940FE7EF715E

Bid Results

FINAL BID RESULTS

SOLICITATION NO: 101588	**DATE: May 07, 2026** **TIME: 2:00 PM** **LOCATION: ON-LINE DISCUSSION**	**BUYER NAME:** **OLAKUNLE OGUNGBAYO**
SOLICITATION TITLE:	**CARDEROCK SPRINGS WATER MAIN REPLACEMENT**	
Engineer's Estimate	**$7,169,063.00**	

FINAL BID TABULATION

	NAME OF BIDDER	BID AMOUNT
1.	Crown Construction Service, Inc	$ 7,168,702.00
2.	ECM Corporation	$ 7,949,473.00
3.	Sagres Construction Corporation	$ 9,824,922.50
4.	Rivers Construction Group Ltd.	$11,368,902.00
5.	A&M Concrete Corporation	$12,149,732.00
6.	Pessoa Construction Company, Inc.	$12,259,066.30
7.	Anchor Construction Corporation	$13,629,000.00

Olakunle Ogungbayo May 12, 2026

Docusign Envelope ID: 562FCA9C-1BD8-82DA-8161-940FE7EF715E

WSSCWATER
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Project Map



Docusign Envelope ID: 6EF49D96-EF0E-8C1B-83FB-006012517FBD

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 48551-127, Seat Pleasant Roads Sewer Rehabilitation in the amount of $3,388,128.00 to Insituform Technologies, LLC for a contract term of 195 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:	$3,388,128.00	**Contract Number:**	48551-127
Contract Term:	195 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 repair, rehabilitation, or replacement of 2.64 miles of defective sewer mains and laterals utilizing 1.54 miles of cured-in-place pipe (CIPP) lining, 0.15 miles of pipe bursting, 0.55 miles of open-cut replacement, 0.40 miles of defective sewer laterals, and seventy (70) manholes located in the Beaverdam Branch Basin, Prince George's County, Maryland.

Fact sheets were mailed on May 10, 2026, to impacted customers and elected officials. A Community Outreach Meeting will be held approximately 4-6 weeks prior to the start of construction, with meeting invitation cards mailed to impacted customers and elected officials.

FY27 Budget:	$3,388,128.00	**FY28 Budget:**	$
FY29 Budget:	$	**FY30 Budget:**	$

Docusign Envelope ID: 6EF49D96-EF0E-8C1B-83FB-006012517FBD

Capital Improvement Project (CIP)	
CIP Project Title:	Seat Pleasant Sewer Main Rehabilitation
CIP Job Number:	CRCICKLRMH7969A25

Justification
This project resides in Prince George's County within the Beaverdam Branch Basin and conveys wastewater to the Blue Plains Advanced Wastewater Treatment Plant. The Seat Pleasant Sewer Rehabilitation Project addresses the repair, replacement, and rehabilitation of 4-inch to 15-inch concrete gravity sewer mains and laterals originally constructed in 1930. Condition assessments revealed significant issues, including root intrusion, infiltration, and grease buildup, all which compromise system performance and reliability. Addressing these deficiencies is essential to restoring system integrity, protecting public health, and reducing the risk of sanitary sewer overflows. The project is supported through loan funding from the Maryland Department of the Environment.

OSDI Recommendation	
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A

Awardee Information	
Contractor Name:	Insituform Technologies, LLC
Contract Amount:	$3,388,128.00
Business Location:	Chesterfield, Missouri
Past Performance:	☒ Satisfactory ☐ No Past Performance

Subcontractors	Summary of Services
Sebco Contracting, LLC Bowie, Maryland	Replace sanitary sewer pipe 8” at 0’-12’ depth, replace sewer house connection 4’ by excavation 0’-12’ depth.

Docusign Envelope ID: 6EF49D96-EF0E-8C1B-83FB-006012517FBD

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	$	$		
	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. 48551-127 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: Initial CP

Docusign Envelope ID: 6EF49D96-EF0E-8C1B-83FB-006012517FBD

Legal Form and Sufficiency Review

Contract award method:

☐ **Competitively awarded** - This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office.

☒ **Competitively awarded with previously approved standard form** - 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

☐ **Exemption** - 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 (e.g. change order, option term)

Signed by:
Nina R Hickson
36721264CCA14E4...

General Counsel's Office

Docusign Envelope ID: 6EF49D96-EF0E-8C1B-83FB-006012517FBD

Review and Approval

Signed by: Alan Wong 9CC9C860D9374DE...
Aug 26, 2026 | 7:35 PM EDT

Alan K. Wong
Chief Engineer
Date

Signed by: Kiyon T. Harley 0A75BF3AD966495...
Aug 26, 2026 | 10:57 PM EDT

Kiyon T. Harley
Office of Supplier Diversity & Inclusion Director
Date

Signed by: Munetsi Musara 66EC2C787AA4449...
Aug 27, 2026 | 9:27 AM EDT

Munetsi Timothy Musara
Chief Financial Officer
Date

DocuSigned by: Caprecia Poole-Williams A42FEDB2CA544D0...
Aug 26, 2026 | 8:06 PM EDT

Caprecia M. Poole-Williams
Chief Procurement Officer
Date

Signed by: Aklile Tesfaye 729AA1281A544A4...
Aug 28, 2026 | 8:14 AM EDT

Aklile Tesfaye
Deputy General Manager of Operations
Date

DocuSigned by: K Powell D2484629DDEE450...
Sep 3, 2026 | 1:01 PM EDT

Kishia L. Powell
General Manager/CEO
Date

Docusign Envelope ID: 6EF49D96-EF0E-8C1B-83FB-006012517FBD

☐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: 6EF49D96-EF0E-8C1B-83FB-006012517FBD

Bid Results

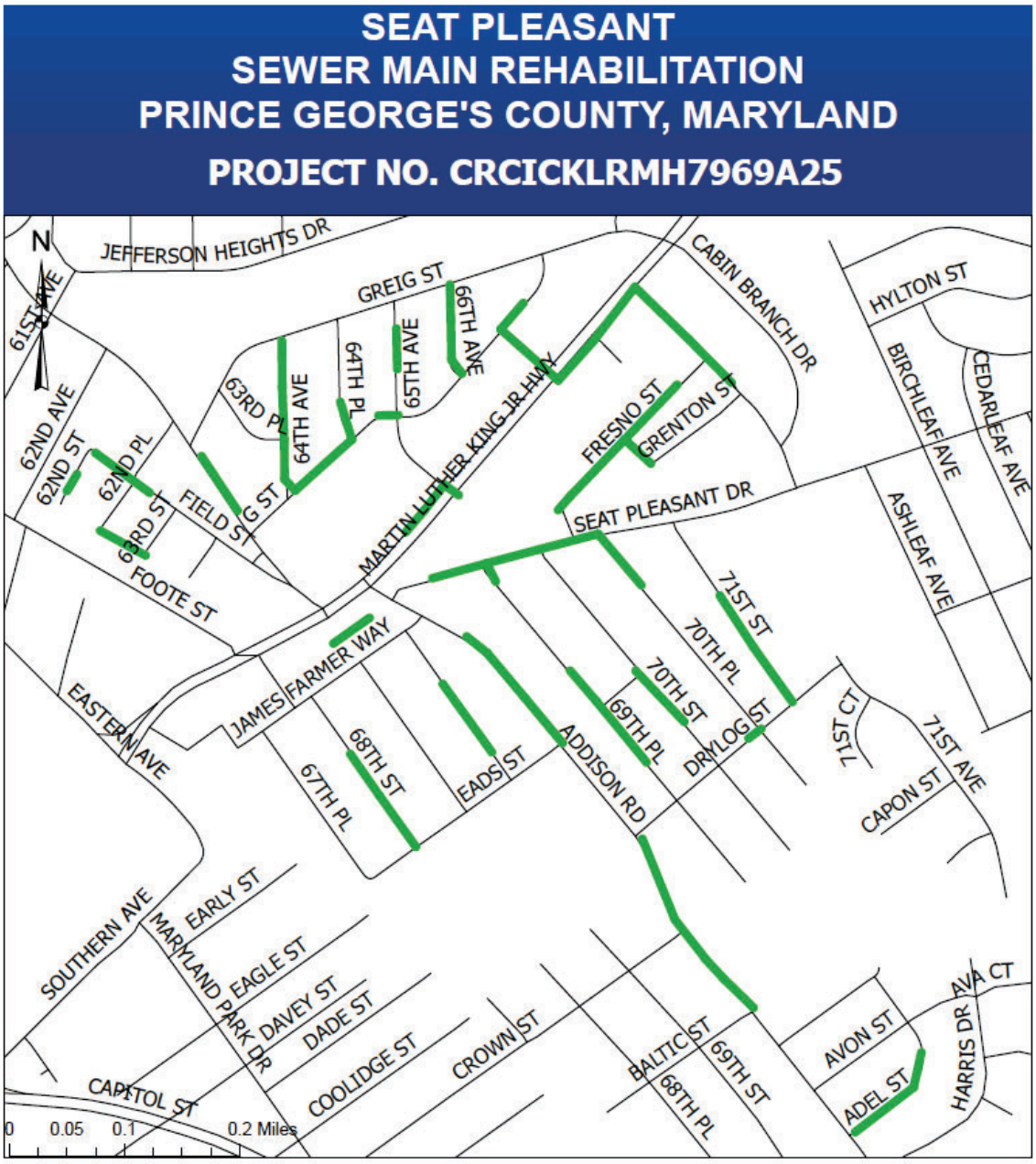
SOLICITATION NO: 48551-127		DATE: TIME: LOCATION:	4/14/2026 14:00:00 PM Trimble Portal
TITLE:	Seat Pleasant Roads Sewer Rehabilitation		
ENGINEER'S ESTIMATE	$3773,453.20	RECORDED BY:	C. Pinder

	NAME OF BIDDER	BID AMOUNT
1.	Insituform Technologies	$3,388,128.00
2.	SAK Construction LLC	$3,394,162.00
3.	Inliner Solutions, LLC	$3,667,534.00
4.	Rivers Construction Group Ltd.	$3,837,602.00
5.	Ross Contracting, Inc.	$5,650,995.00

Docusign Envelope ID: 6EF49D96-EF0E-8C1B-83FB-006012517FBD

WSSCWATER
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Project Map



Docusign Envelope ID: 9B87CEDC-7342-8D1F-81E2-AECE3D353FB4

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 48551-130, Riggs Road North Sewer Rehabilitation in the amount of $6,850,970.00 to United Construction Services, LLC for a contract term of four hundred and ten (410) calendar 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:	$6,850,970.00	**Contract Number:**	48551-130
Contract Term:	410 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 repair, rehabilitation, or replacement of 4.56 miles of defective sewer mains and laterals utilizing 2.2 miles of cured-in-place (CIPP) lining, 0.13 miles of pipe bursting, 1 mile of open-cut replacements, 1.25 miles of defective sewer laterals, and one hundred eighteen (118) manholes located in Sligo Creek Basin, Prince George's County, Maryland.

Fact sheets will be mailed on September 4, 2026, to impacted customers and elected officials. A Community Outreach Meeting will be held approximately 4-6 weeks prior to the start of construction, with meeting invitation cards mailed to impacted customers and elected officials.

FY27 Budget:	$4,000,000.00	**FY28 Budget:**	$2,850,970.00
FY29 Budget:	$	**FY30 Budget:**	$

Docusign Envelope ID: 9B87CEDC-7342-8D1F-81E2-AECE3D353FB4

Capital Improvement Project (CIP)	
CIP Project Title:	Riggs Road North Sewer Rehabilitation
CIP Job Number:	CKCRCILRMH7873A25

Justification
This project is necessary to rehabilitate aging sanitary sewer infrastructure within the Sligo Creek Basin in Prince George's County, which conveys wastewater to the Blue Plains Advanced Wastewater Treatment Plant. The project addresses deteriorated 4-inch to 12-inch concrete gravity sewer mains and laterals originally constructed in 1934. Condition assessments identified significant deficiencies, including root intrusion, infiltration, grease accumulation, and structural deterioration, which reduce system reliability, increase maintenance demands, and elevate the risk of sanitary sewer overflows and environmental impacts. The proposed rehabilitation and replacement work will restore the structural integrity and hydraulic capacity of the wastewater collection system, improve operational reliability, extend the service life of critical infrastructure, and reduce long-term maintenance costs. The project supports WSSC Water's asset management strategy, protects public health and the environment, and ensures continued compliance with applicable regulatory requirements. Funding for this project is provided through a loan from the Maryland Department of the Environment.

OSDI Recommendation	
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A

Docusign Envelope ID: 9B87CEDC-7342-8D1F-81E2-AECE3D353FB4

Awardee Information	
Contractor Name:	United Construction Services, LLC
Contract Amount:	$6,850,970.00
Business Location:	Temple Hills, Maryland
Past Performance:	☒ Satisfactory ☐ No Past Performance

Subcontractors	Summary of Services
CJF Construction, LLC College Park, Maryland	Replacing sewer house connections and sewer mains, removing and installing manholes, pipe bursting and trench backfill.
Manuel Luis Construction Co., Inc. Silver Spring, Maryland	Hot Mix Asphalt (HMA) & concrete restoration.
Empire Landscape, LLC Silver Spring, Maryland	Open space construction, site preparation.
Ram Construction, Inc. Olney, Maryland	Temporary help services, traffic control.

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: 9B87CEDC-7342-8D1F-81E2-AECE3D353FB4

Contract Summary				
Contract History:	**Requested Amount:**	**Cumulative Amount:**	**Approved By:**	**Approval Date:**
Original Contract Value	$	$		
	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. 48551-130 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: Initial CP

Legal Form and Sufficiency Review

Contract award method:

☐ **Competitively awarded** - This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office.

☒ **Competitively awarded with previously approved standard form** - 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

☐ **Exemption** - 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 (e.g. change order, option term)

Signed by: Nina R Hickson 36721264CCA14E4...

General Counsel's Office

Docusign Envelope ID: 9B87CEDC-7342-8D1F-81E2-AECE3D353FB4

WSSCWATER
DELIVERING THE ESSENTIAL

Review and Approval

Signed by:
Alan Wong
9CC9C860D9374DE...

Aug 26, 2026 | 7:39 PM EDT

Alan K. Wong
Chief Engineer

Date

Signed by:
Kiyon T. Harley
0A75BF3AD966495...

Aug 26, 2026 | 10:50 PM EDT

Kiyon T. Harley
Office of Supplier Diversity & Inclusion Director

Date

Signed by:
Munetsi Musara
66EC2C787AA4449...

Aug 27, 2026 | 9:31 AM EDT

Munetsi Timothy Musara
Chief Financial Officer

Date

DocuSigned by:
Caprecia Poole-Williams
A42FEDB2CA544D0...

Aug 26, 2026 | 7:52 PM EDT

Caprecia M. Poole-Williams
Chief Procurement Officer

Date

Signed by:
Aklile Tesfaye
729AA1281A544A4...

Aug 28, 2026 | 8:10 AM EDT

Aklile Tesfaye
Deputy General Manager of Operations

Date

DocuSigned by:
Kpowell
D2484629DDEE450...

Sep 3, 2026 | 1:02 PM EDT

Kishia L. Powell
General Manager/CEO

Date

Docusign Envelope ID: 9B87CEDC-7342-8D1F-81E2-AECE3D353FB4

☐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: 9B87CEDC-7342-8D1F-81E2-AECE3D353FB4

WSSCWATER
DELIVERING THE ESSENTIAL

Bid Results

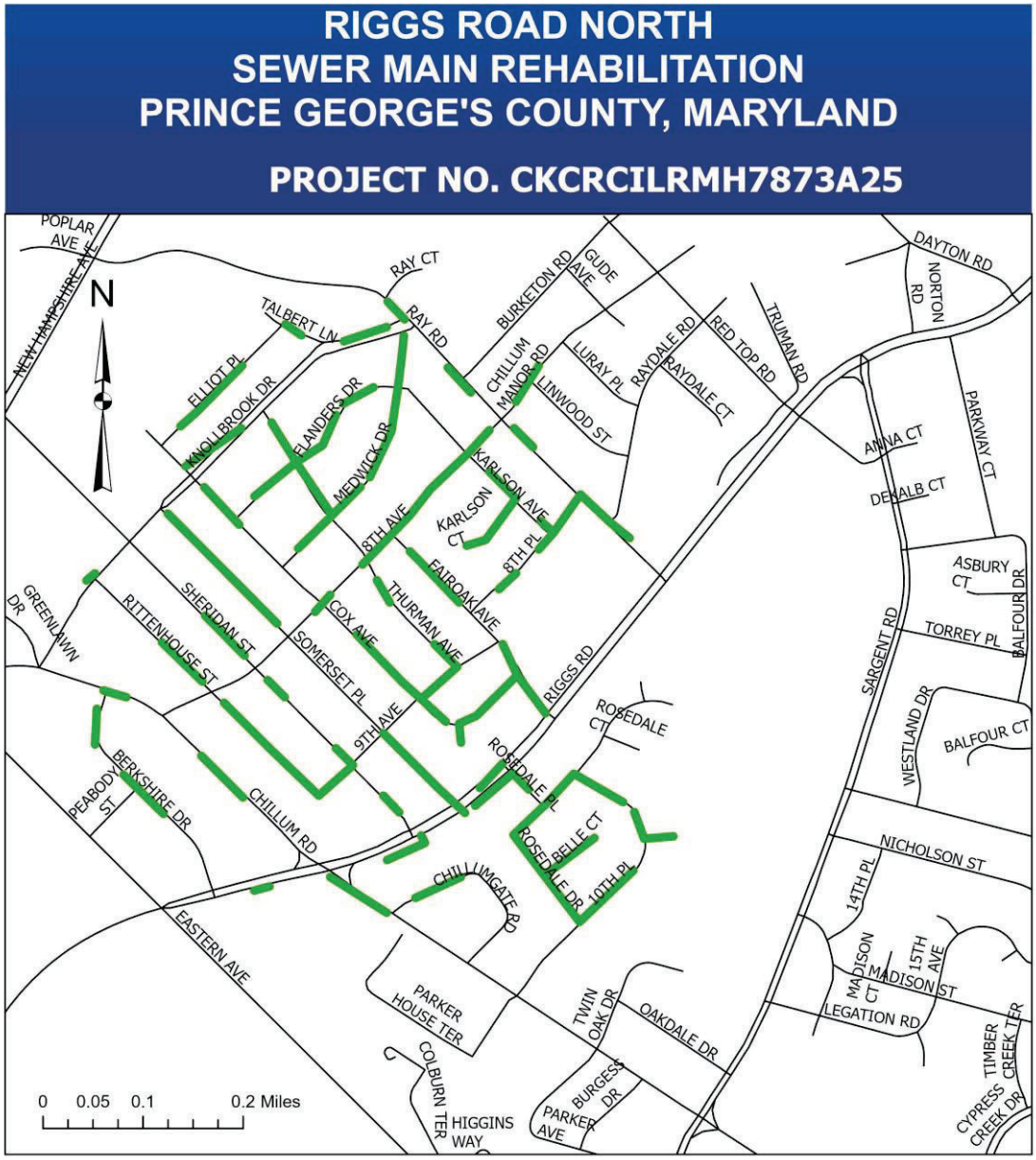
SOLICITATION NO: 48551-130		DATE: TIME: LOCATION:	3/31/2026 14:00:00 PM Trimble Portal
TITLE:	Riggs Road North Sewer Rehabilitation		
ENGINEER'S ESTIMATE	$7,470,776.00	RECORDED BY:	C. Pinder

	NAME OF BIDDER	BID AMOUNT
1.	United Construction Services, LLC	$6,850,970.00
2.	Insituform Technologies	$6,950,429.00
3.	SAK Construction LLC	$7,217,063.00
4.	Inliner Solutions, LLC	$7,362,813.00
5.	Pleasants Construction	$7,705,727.83
6.	Rivers Construction Group Ltd.	$8,568,616.00
7.	Ross Contracting, Inc.	$11,289,460.00

Docusign Envelope ID: 9B87CEDC-7342-8D1F-81E2-AECE3D353FB4

WSSCWATER
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Project Map



Docusign Envelope ID: E2E47CAE-DB41-81ED-82C0-F4BBAB6C8396

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 48551-133, Pennsylvania Avenue Sewer Rehabilitation in the amount of $4,546,948.00 to SAK Construction, LLC for a contract term of 250 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:	$4,546,948.00	**Contract Number:**	48551-133
Contract Term:	250 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 repair, rehabilitation, or replacement of 2.36 miles of defective sewer mains and laterals utilizing 1.03 miles of cured-in-place pipe (CIPP) lining, 0.05 miles of pipe bursting, 0.7 miles of open-cut replacement, 0.58 miles of defective sewer laterals, and seventy-five (75) manholes located in the Oxon Run Basin, Prince George's County, Maryland.

The fact sheets were mailed on May 18, 2026, to impacted customers and elected officials. The outreach meeting will be held 4 to 6 weeks prior to the start of construction, with meeting invitation cards mailed to impacted customers and elected officials.

FY27 Budget:	$4,546,948.00	**FY28 Budget:**	$
FY29 Budget:	$	**FY30 Budget:**	$

Docusign Envelope ID: E2E47CAE-DB41-81ED-82C0-F4BBAB6C8396

Capital Improvement Project (CIP)	
CIP Project Title:	Pennsylvania Ave Sewer Rehabilitation
CIP Job Number:	CRCILRMH7980A25

Justification
This project resides in Prince George's County within the Oxon Basin and conveys wastewater to the Blue Plains Wastewater Treatment Plant. The Pennsylvania Avenue Sewer Rehabilitation Project addresses the repair, replacement, and rehabilitation of 6-inch, 8-inch, and 10-inch concrete, poly vinyl chloride, and vitrified clay gravity sewer mains and laterals originally constructed between 1941 and 1963. Condition assessments revealed significant issues, including root intrusion, infiltration, and grease buildup, all which compromise system performance and reliability. Addressing these deficiencies is essential to restoring system integrity, protecting public health, and reducing the risk of sanitary sewer overflows. The project is supported through loan funding from the Maryland Department of the Environment.

OSDI Recommendation	
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A

Awardee Information	
Contractor Name:	SAK Construction, LLC
Contract Amount:	$4,546,948.00
Business Location:	O'Fallon, Missouri
Past Performance:	☒ Satisfactory ☐ No Past Performance

Subcontractors	Summary of Services
Sebco Contracting, LLC Davidsonville, Maryland	Open cut sewer rehabilitation

Docusign Envelope ID: E2E47CAE-DB41-81ED-82C0-F4BBAB6C8396

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	$	$		
	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. 48551-133 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: Initial CP

Docusign Envelope ID: E2E47CAE-DB41-81ED-82C0-F4BBAB6C8396

Legal Form and Sufficiency Review

Contract award method:

☐ **Competitively awarded** - This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office.

☒ **Competitively awarded with previously approved standard form** - 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

☐ **Exemption** - 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 (e.g. change order, option term)

Signed by:
Nina R Hickson
36721264CCA14E4...

General Counsel's Office

Docusign Envelope ID: E2E47CAE-DB41-81ED-82C0-F4BBAB6C8396

Review and Approval

Signed by:
Alan Wong
9CC9C860D9374DE...

Aug 26, 2026 | 7:36 PM EDT

Alan K. Wong
Chief Engineer
Date

Signed by:
Kiyon T. Harley
0A75BF3AD966495...

Aug 26, 2026 | 11:22 PM EDT

Kiyon T. Harley
Office of Supplier Diversity & Inclusion Director
Date

Signed by:
Munetsi Musara
66EC2C787AA4449...

Aug 27, 2026 | 9:35 AM EDT

Munetsi Timothy Musara
Chief Financial Officer
Date

DocuSigned by:
Caprecia Poole-Williams
A42FEDB2CA544D0...

Aug 26, 2026 | 8:03 PM EDT

Caprecia M. Poole-Williams
Chief Procurement Officer
Date

Signed by:
Aklile Tesfaye
729AA1281A544A4...

Aug 28, 2026 | 8:14 AM EDT

Aklile Tesfaye
Deputy General Manager of Operations
Date

DocuSigned by:
Kpowell
D2484629DDEE450...

Aug 31, 2026 | 1:28 AM EDT

Kishia L. Powell
General Manager/CEO
Date

Docusign Envelope ID: E2E47CAE-DB41-81ED-82C0-F4BBAB6C8396

☐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: E2E47CAE-DB41-81ED-82C0-F4BBAB6C8396

Bid Results

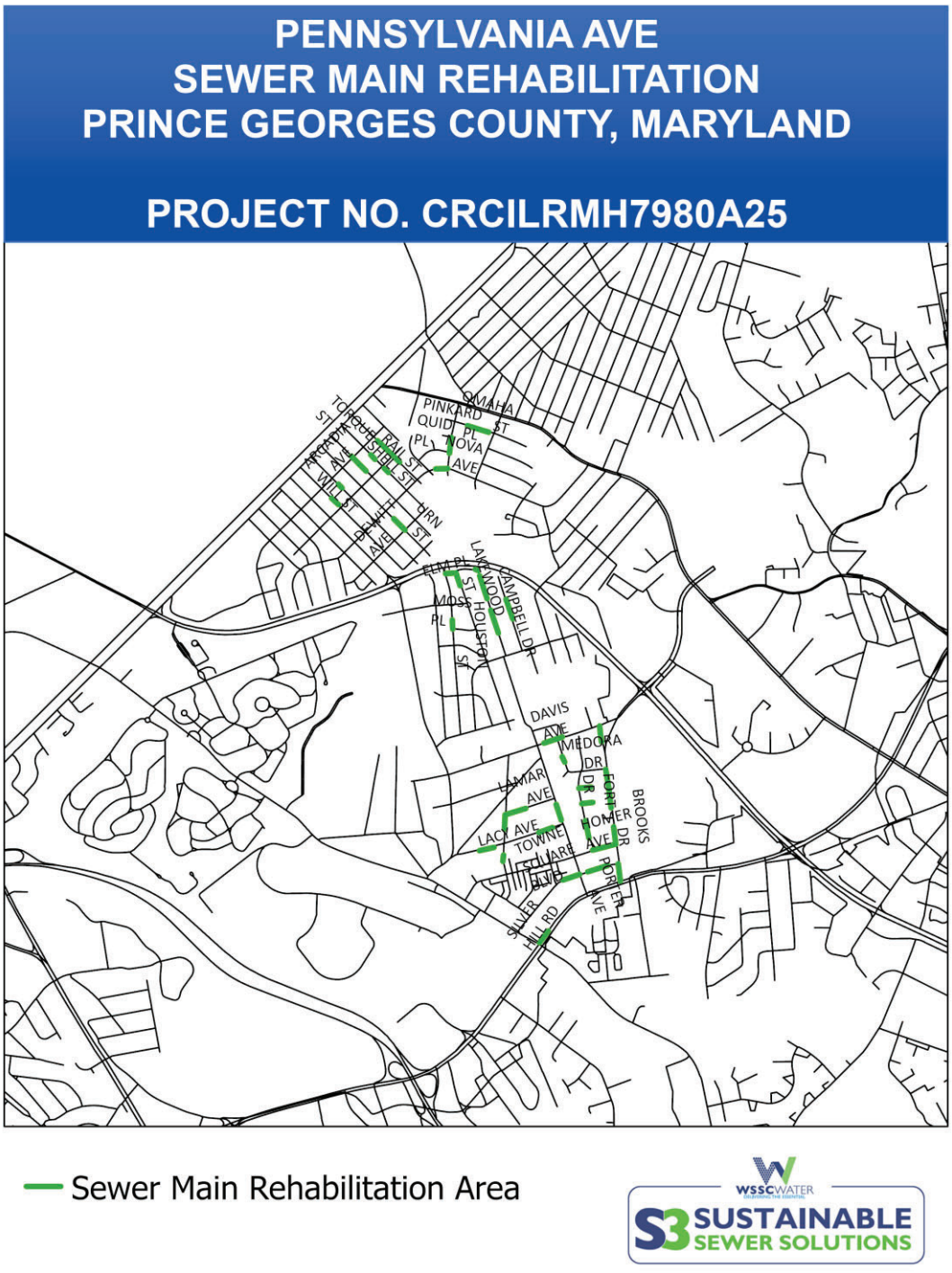
SOLICITATION NO: 48551-133		DATE: TIME: LOCATION:	4/02/2026 14:00:00 PM Trimble Portal
TITLE:	Pennsylvania Avenue Sewer Rehabilitation		
ENGINEER'S ESTIMATE	$4,804,499.00	RECORDED BY:	C. Pinder

	NAME OF BIDDER	BID AMOUNT
1.	SAK Construction LLC	$4,546,948.00
2.	Inliner Solutions, LLC	$4,591,934.00
3.	Insituform Technologies, LLC	$4,599,747.50
4.	United Construction Services, LLC	$4,605,618.50
5.	Rivers Construction Group Ltd.	$4,628,380.00
6.	J. Fletcher Creamer & Son, Inc.	$6,233,896.00
7.	Ross Contracting, Inc.	$6,678,785.00

Docusign Envelope ID: E2E47CAE-DB41-81ED-82C0-F4BBAB6C8396

WSSCWATER
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Project Map



Docusign Envelope ID: FA7C2D22-47D6-8BB7-80DF-86764F98F60E

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 48551-140, South Bethesda Roads Sewer Rehabilitation in the amount of $2,046,851.50 to Insituform Technologies, LLC for a contract term of 301 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:	$2,046,851.50	**Contract Number:**	48551-140
Contract Term:	301 Days	**Project Location:**	☒Montgomery County ☐Prince George's County ☐Both Counties ☐Other: _____
Option Term:	NA		

Project Scope and Overview

The scope of this contract consists of the repair, rehabilitation, or replacement of 1.44 miles of defective sewer mains and laterals utilizing 0.91 miles of cured-in-place pipe (CIPP) lining, 0.10 miles of pipe bursting, 0.23 miles of open-cut replacement, 0.20 miles of defective sewer laterals, and Fifty-Five (55) manholes located in the Cabin John Basin, Montgomery County, Maryland.

Fact sheets will be mailed on September 4, 2026, to impacted customers and elected officials. A Community Outreach Meeting will be held approximately 4-6 weeks prior to the start of construction, with meeting invitation cards mailed to impacted customers and elected officials.

FY27 Budget:	$ 1,228,110.50	**FY28 Budget:**	$ 818,741.00
FY29 Budget:		**FY30 Budget:**	$

Docusign Envelope ID: FA7C2D22-47D6-8BB7-80DF-86764F98F60E

Capital Improvement Project (CIP)	
CIP Project Title:	South Bethesda Roads Sewer Rehabilitation
CIP Job Number:	CRCILRMH6306C17

Justification
This project resides in Montgomery County within the Cabin John Basin and conveys wastewater to the Blue Plains Advanced Wastewater Treatment Plant. The South Bethesda Roads Sewer Rehabilitation Project addresses the repair, replacement, and rehabilitation of 4-inch, 6-inch, 8-inch, and 10-inch concrete gravity sewer mains and laterals originally constructed in 1960. Condition assessments revealed significant issues, including root intrusion, infiltration, and grease buildup, all which compromise system performance and reliability. Addressing these deficiencies is essential to restoring system integrity, protecting public health, and reducing the risk of sanitary sewer overflows. The project is supported through loan funding from the Maryland Department of the Environment.

OSDI Recommendation	
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A

Awardee Information	
Contractor Name:	Insituform Technologies, LLC
Contract Amount:	$2,046,851.50
Business Location:	Chesterfield, Missouri
Past Performance:	☒ Satisfactory ☐ No Past Performance

Subcontractors	Summary of Services
Daco Construction Corporation Severn, Maryland	Replace sanitary sewer pipe 8” at 0’-12’ depth, replace sewer house connection 4” by excavation 0’-12’ depth and 12’-20’ depth.

Docusign Envelope ID: FA7C2D22-47D6-8BB7-80DF-86764F98F60E

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	$	$		
	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. 48551-140 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: Initial CP

Docusign Envelope ID: FA7C2D22-47D6-8BB7-80DF-86764F98F60E

Legal Form and Sufficiency Review

Contract award method:

☐ **Competitively awarded** - This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office.

☒ **Competitively awarded with previously approved standard form** - 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

☐ **Exemption** - 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 (e.g. change order, option term)

Signed by:
Nina R Hickson
36721264CCA14E4...

General Counsel's Office

Docusign Envelope ID: FA7C2D22-47D6-8BB7-80DF-86764F98F60E

Review and Approval

Signed by:
Alan Wong
9CC9C860D9374DE...

Aug 26, 2026 | 7:38 PM EDT

Alan K. Wong — **Date**
Chief Engineer

Signed by:
Kiyon T. Harley
0A75BF3AD966495...

Aug 26, 2026 | 10:53 PM EDT

Kiyon T. Harley — **Date**
Office of Supplier Diversity & Inclusion Director

Signed by:
Munetsi Musara
66EC2C787AA4449...

Aug 27, 2026 | 9:39 AM EDT

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

DocuSigned by:
Caprecia Poole-Williams
A42FEDB2CA544D0...

Aug 26, 2026 | 7:54 PM EDT

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

Signed by:
Aklile Tesfaye
729AA1281A544A4...

Aug 28, 2026 | 8:06 AM EDT

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

DocuSigned by:
Kpowell
D2484629DDEE450...

Sep 3, 2026 | 1:14 PM EDT

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

Docusign Envelope ID: FA7C2D22-47D6-8BB7-80DF-86764F98F60E

☐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: FA7C2D22-47D6-8BB7-80DF-86764F98F60E

Bid Results

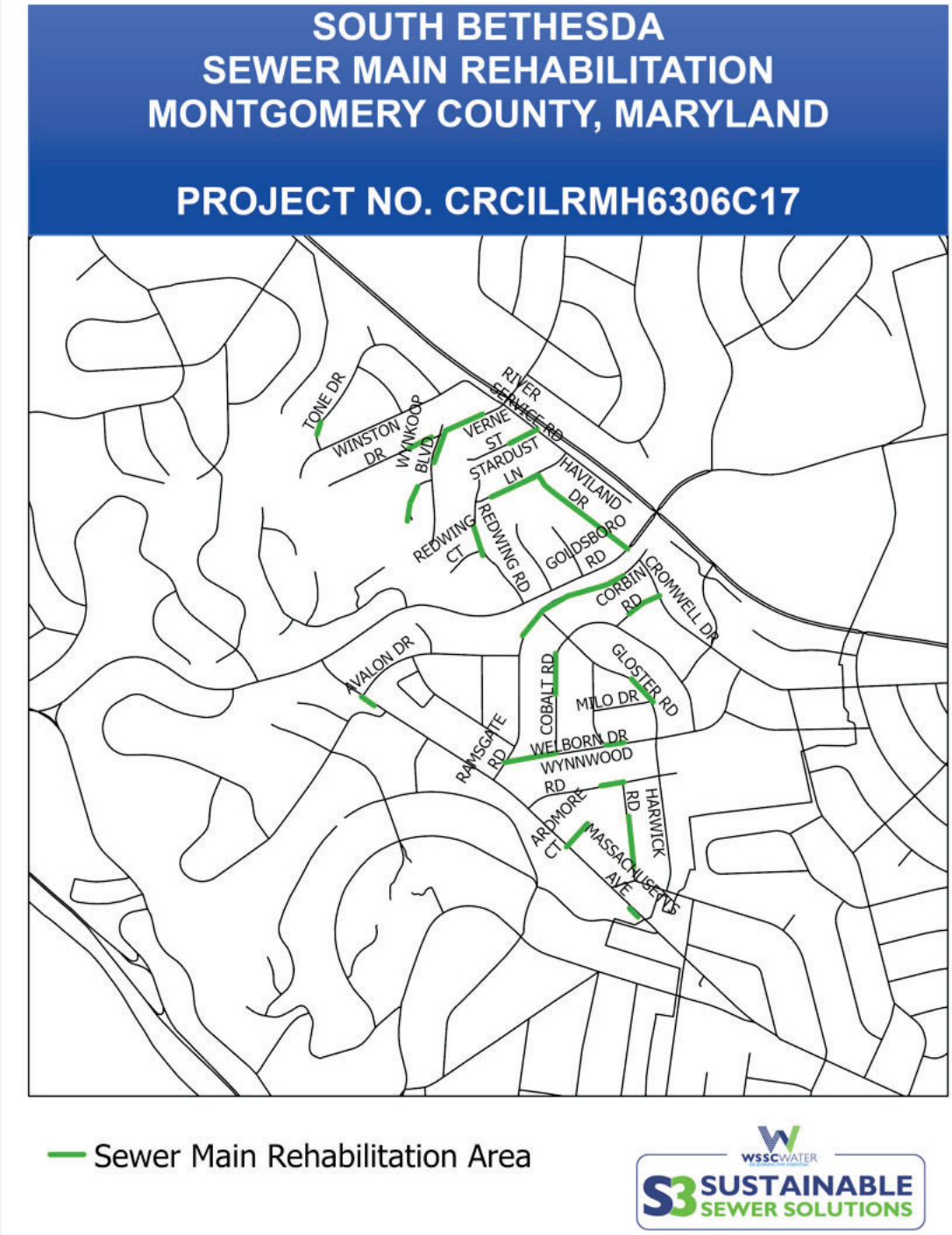
SOLICITATION NO: 48551-140		DATE: TIME: LOCATION:	4/28/2026 14:00:00 PM Trimble Portal
TITLE:	South Bethesda Roads Sewer Rehabilitation		
ENGINEER'S ESTIMATE	$2,224,931.00	RECORDED BY:	C. Pinder

	NAME OF BIDDER	BID AMOUNT
1.	Insituform Technologies	$2,046,851.50
2.	United Construction Services, LLC	$2,073,863.00
3.	SAK Construction LLC	$2,238,394.00
4.	Inliner Solutions, LLC	$2,370,060.00
5.	Rivers Construction Group Ltd.	$2,591,266.00
6.	Ross Contracting, Inc.	$3,014,855.00

Docusign Envelope ID: FA7C2D22-47D6-8BB7-80DF-86764F98F60E

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Project Map



Docusign Envelope ID: 5160396E-1004-83C8-811D-088F98355124

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 48551-141, Carole Acres Sewer Rehabilitation in the amount of $4,798,783.00 to Insituform Technologies, LLC for a contract term of 530 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:	$4,798,783.00	**Contract Number:**	48551-141
Contract Term:	530 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 repair, rehabilitation, or replacement of 2.88 miles of defective sewer mains and laterals utilizing 0.78 miles of pipe bursting, 1.36 miles of CIPP lining, 0.74 miles of defective sewer laterals, and forty-one (41) manholes located in the Paint Branch Basin, Montgomery County, Maryland.

Fact sheets were mailed on March 5, 2026, to impacted customers and elected officials. A Community Outreach Meeting will be held approximately 4-6 weeks prior to the start of construction, with meeting invitation cards mailed to impacted customers and elected officials.

FY27 Budget:	$ 2,879,270.00	**FY28 Budget:**	$ 1,919,513.00
FY29 Budget:	$	**FY30 Budget:**	$

Docusign Envelope ID: 5160396E-1004-83C8-811D-088F98355124

Capital Improvement Project (CIP)	
CIP Project Title:	Carole Acres Sewer Main Rehabilitation
CIP Job Number:	CRCILRMH7338Z22

Justification
This project is in Montgomery County within the Paint Branch Basin and conveys wastewater to the Blue Plains Advanced Wastewater Treatment Plant. The Carole Acres Sewer Rehabilitation Project addresses the repair, replacement, and rehabilitation of 4-inch, 6-inch, and 8-inch concrete gravity sewer mains and laterals originally constructed in 1960. Condition assessments revealed significant issues, including root intrusion, infiltration, and grease buildup, all which compromise system performance and reliability. Addressing these deficiencies is essential to restoring system integrity, protecting public health, and reducing the risk of sanitary sewer overflows. The project is supported through loan funding from the Maryland Department of the Environment.

OSDI Recommendation	
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A

Awardee Information	
Contractor Name:	Insituform Technologies, LLC
Contract Amount:	$4,798,783.00
Business Location:	Chesterfield, Missouri
Past Performance:	☒ Satisfactory ☐ No Past Performance

Subcontractors	Summary of Services
CJF Construction, LLC College Park, Maryland	8” Diameter sewer main pipe bursting

Docusign Envelope ID: 5160396E-1004-83C8-811D-088F98355124

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	$	$		
	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. 48551-141 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: Initial CP

Docusign Envelope ID: 5160396E-1004-83C8-811D-088F98355124

Legal Form and Sufficiency Review

Contract award method:

☐ **Competitively awarded** - This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office.

☒ **Competitively awarded with previously approved standard form** - 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

☐ **Exemption** - 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 (e.g. change order, option term)

Signed by:
Nina R Hickson
36721264CCA14E4...

General Counsel's Office

Docusign Envelope ID: 5160396E-1004-83C8-811D-088F98355124

Review and Approval

Signed by:
Alan Wong
9CC9C860D9374DE...

Aug 26, 2026 | 7:37 PM EDT

Alan K. Wong
Chief Engineer
Date

Signed by:
Kiyon T. Harley
0A75BF3AD966495...

Aug 26, 2026 | 11:24 PM EDT

Kiyon T. Harley
Office of Supplier Diversity & Inclusion Director
Date

Signed by:
Munetsi Musara
66EC2C787AA4449...

Aug 27, 2026 | 9:33 AM EDT

Munetsi Timothy Musara
Chief Financial Officer
Date

DocuSigned by:
Caprecia Poole-Williams
A42FEDB2CA544D0...

Aug 26, 2026 | 7:57 PM EDT

Caprecia M. Poole-Williams
Chief Procurement Officer
Date

Signed by:
Aklile Tesfaye
729AA1281A544A4...

Aug 28, 2026 | 8:23 AM EDT

Aklile Tesfaye
Deputy General Manager of Operations
Date

DocuSigned by:
Kpowell
D2484629DDEE450...

Aug 31, 2026 | 1:24 AM EDT

Kishia L. Powell
General Manager/CEO
Date

Docusign Envelope ID: 5160396E-1004-83C8-811D-088F98355124

☐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: 5160396E-1004-83C8-811D-088F98355124

Bid Results

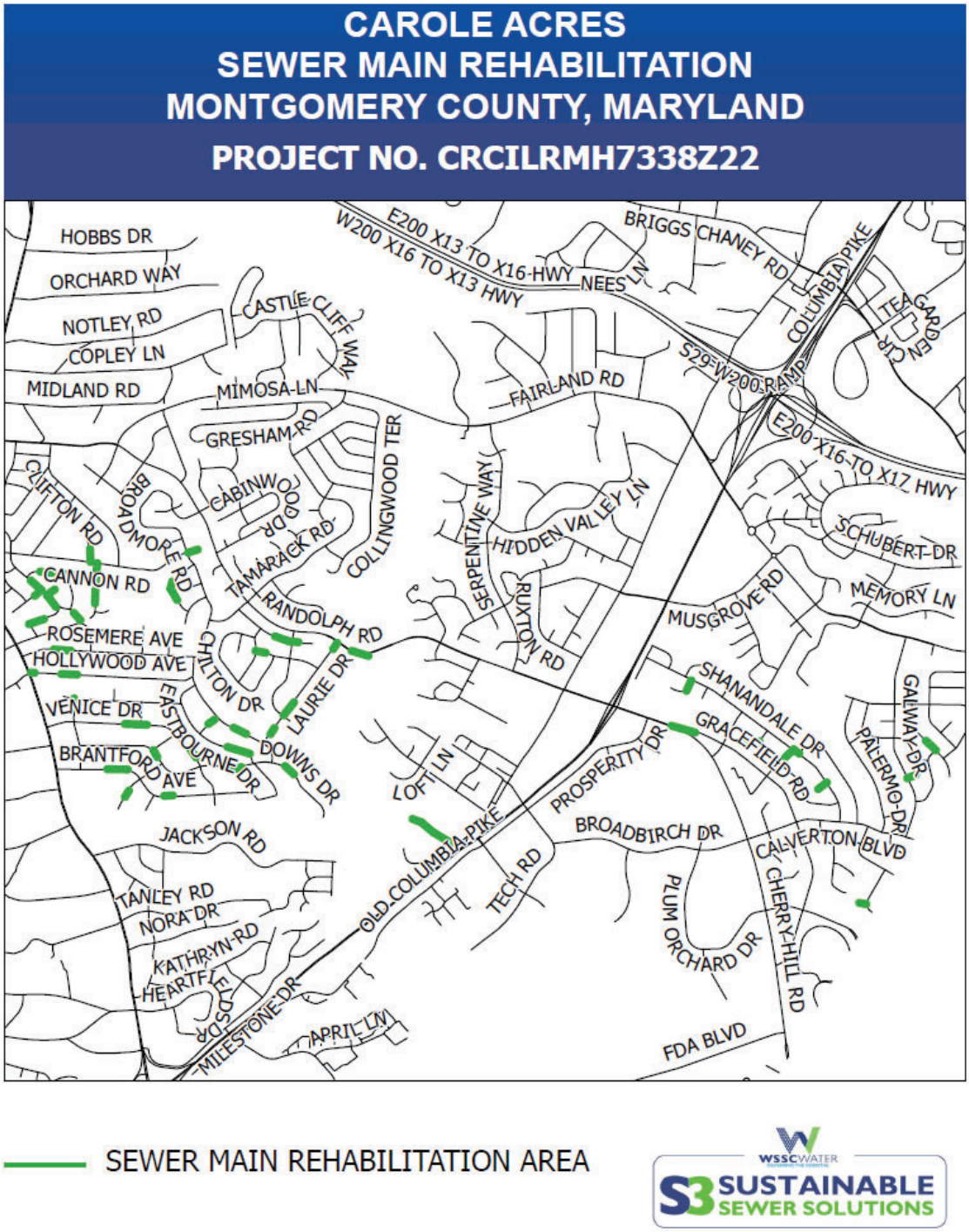
SOLICITATION NO: 48551-141		DATE: TIME: LOCATION:	4/21/2026 14:00:00 PM Trimble Portal
TITLE:	Carole Acres Sewer Rehabilitation		
ENGINEER'S ESTIMATE	$4,798,265.00	RECORDED BY:	C. Pinder

	NAME OF BIDDER	BID AMOUNT
1.	Insituform Technologies	$4,798,783.00
2.	Inliner Solutions, LLC	$4,909,359.00
3.	SAK Construction LLC	$4,959,404.00
4.	Rivers Construction Group Ltd.	$5,417,212.00
5.	Anchor Construction Corporation	$6,560,000.00
6.	Ross Contracting, Inc.	$7,068,025.00

Docusign Envelope ID: 5160396E-1004-83C8-811D-088F98355124

WSSCWATER
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Project Map



Docusign Envelope ID: BA357FDA-E390-83D6-813C-0A2AC8BB6E7B

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 101580, Mechanical and Plumbing Services, to American Combustion Industries, Inc. and Sonny's Renovations, LLC, for a combined not-to-exceed amount of $2,000,000.00. The contract has an initial one (1) year term with four (4) one-year renewal options, if exercised by the Commission.

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:	$2,000,000.00	**Contract Number:**	101580
Contract Term:	One Year	**Project Location:**	☐Montgomery County ☐Prince George's County ☒Both Counties ☐Other: _____
Option Term:	Four, One-Year Option Terms		

Project Scope and Overview

The scope of this Contract is to provide mechanical and plumbing services at Commission facilities located throughout Montgomery and Prince George's Counties, including treatment plants, pumping stations, depots, and office buildings. Services include, but are not limited to, the handling, setting, layout, fabrication, assembly, erection, installation, maintenance, repair, replacement, testing, and reconditioning of mechanical and plumbing equipment and systems.

FY27 Budget:	$2,000,000.00	**FY28 Budget:**	$
FY29 Budget:	$	**FY30 Budget:**	$

Capital Improvement Project (CIP)

CIP Project Title:	N/A
CIP Job Number:	N/A

Docusign Envelope ID: BA357FDA-E390-83D6-813C-0A2AC8BB6E7B

Justification
Mechanical and plumbing systems are critical infrastructure supporting Commission facilities throughout Montgomery and Prince George's Counties, including treatment plants, pumping stations, depots, and office buildings. Failures of these systems may disrupt water and wastewater operations and create potential public health, environmental, and operational risks. This Contract provides the Commission with dedicated, on-call capacity to maintain, repair, and replace mechanical and plumbing equipment and systems, supporting continuity of operations and minimizing service disruptions.

OSDI Recommendation	
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A

Awardee Information	
Contractor Name:	American Combustion Industries, Inc.
Contract Amount:	TBD
Business Location:	Glenn Dale, Maryland
Past Performance:	☒ Satisfactory ☐ No Past Performance

Subcontractors	Summary of Services
World Wide Corporation Baltimore, Maryland	Equipment Supplier
James' Electrical Control, Inc. Upper Marlboro, Maryland	Provide all electrical required including labor & materials
American Minority General Contractors LLC Damascus, Maryland	Provide restoration services such as block work, drywall, ceiling tiles installation, concrete work

Docusign Envelope ID: BA357FDA-E390-83D6-813C-0A2AC8BB6E7B

OSDI Recommendation	
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A

Awardee Information	
Contractor Name:	Sonny's Renovations, LLC
Contract Amount:	TBD
Business Location:	Fort Washington, Maryland
Past Performance:	☐ Satisfactory ☒ No Past Performance

Subcontractors	Summary of Services
Jackson Plumbing, LLC Suitland, Maryland	Plumbing installation, repair & maintenance, field labor including piping, fixtures & backflow prevention testing
Harco Mechanical Services, LLC Joppa, Maryland	Trucking & hauling

Docusign Envelope ID: BA357FDA-E390-83D6-813C-0A2AC8BB6E7B

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	$	$		
	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. 101580 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: Oluwaseun Fawehinmi Buyer's Initials: Initial OF

Docusign Envelope ID: BA357FDA-E390-83D6-813C-0A2AC8BB6E7B

Legal Form and Sufficiency Review

Contract award method:

☒ **Competitively awarded** - This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office.

☐ **Competitively awarded with previously approved standard form** - 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

☐ **Exemption** - 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 (e.g. change order, option term)

Signed by:
Nina R Hickson
36721264CCA14E4...

General Counsel's Office

Docusign Envelope ID: BA357FDA-E390-83D6-813C-0A2AC8BB6E7B

Review and Approval

Signed by:
075C8D0CEB85406...

Aug 26, 2026 | 4:51 AM EDT

Benjamin Thompson
Director of Production

Date

Signed by:
0A75BF3AD966495...

Aug 26, 2026 | 6:55 AM EDT

Kiyon Harley
Office of Supplier Diversity & Inclusion Director

Date

Signed by:
66EC2C787AA4449...

Aug 26, 2026 | 3:16 PM EDT

Munetsi Timothy Musara
Chief Financial Officer

Date

DocuSigned by:
A42FEDB2CA544D0...

Aug 26, 2026 | 7:50 AM EDT

Caprecia M. Poole-Williams
Chief Procurement Officer

Date

Signed by:
729AA1281A544A4...

Aug 28, 2026 | 8:25 AM EDT

Aklile Tesfaye
Deputy General Manager Operations

Date

DocuSigned by:
D2484629DDEE450...

Aug 31, 2026 | 1:22 AM EDT

Kishia L. Powell
General Manager/CEO

Date

Docusign Envelope ID: BA357FDA-E390-83D6-813C-0A2AC8BB6E7B

☐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: BA357FDA-E390-83D6-813C-0A2AC8BB6E7B

Bid Results

SOLICITATION NO: 101580	**DATE:** 6/18/2026 **TIME**: 2:00 PM **LOCATION:** OpenGov	**BUYER NAME:** Narcisse Atchamou
SOLICITATION TITLE:	Mechanical and Plumbing Services	

BID TABULATION

	NAME OF BIDDER	DATE RECEIVED
1	American Combustion Industries, Inc.	6/18/2026
2	Sonny's Renovations LLC	6/18/2026

Docusign Envelope ID: ECA7E238-7FC9-87D9-8192-0243A4130C35

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to award Contract No. 111585, Residuals Hauling and Management - Patuxent and Potomac Water Filtration Plants, to Ag Max BioSolutions, LLC in the amount of $14,057,820.00. The contract includes an initial three (3) year term with one (1) two-year option term if exercised by the Commission.

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:	$14,057,820.00	**Contract Number:**	111585
Contract Term:	Three Year	**Project Location:**	☐Montgomery County ☐Prince George's County ☒Both Counties ☐Other: _____
Option Term:	One, Two-Year Option Terms		

Project Scope and Overview

The scope of this contract consists of supervision, labor, equipment, required licenses, and resources required for the proper performance of loading and removing residuals from the water treatment process at WSSC Water Filtration Plants to the Contractor's disposal management site. All residuals managed under this Contract may be utilized at various sites for land application, storage, mixing, landfill disposal, or beneficial reuse.

FY27 Budget:	$**4,685,940.00**	**FY28 Budget:**	**$4,685,940.00**
FY29 Budget:	$**4,685,940.00**	**FY30 Budget:**	$

Capital Improvement Project (CIP)

CIP Project Title:	N/A
CIP Job Number:	N/A

Docusign Envelope ID: ECA7E238-7FC9-87D9-8192-0243A4130C35

Justification
Water treatment residuals are a continuous byproduct of the filtration process and must be removed and hauled to a permitted facility on an ongoing basis to keep WSSC's Water Filtration Plants operating efficiently. Without a contracted hauling and disposal mechanism in place, residuals would accumulate on-site, risking operational slowdowns, capacity constraints, and potential violations of environmental storage or handling regulations. Regular removal not only protects water quality and ensures regulatory compliance, but also supports the plants' continued production of safe, reliable drinking water.

OSDI Recommendation	
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A

Awardee Information	
Contractor Name:	Ag Max BioSolutions, LLC
Contract Amount:	$14,057,820.00
Business Location:	Keymar Maryland
Past Performance:	☐ Satisfactory ☒ No Past Performance

Subcontractors	Summary of Services
BLC LLC Frederick, Maryland	Land application and material management storage services
J.N. Newman Trucking LLC Brandywine, Maryland	Hauling services

Docusign Envelope ID: ECA7E238-7FC9-87D9-8192-0243A4130C35

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	$	$		
	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. 111585 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: Oluwaseun Fawehinmi Buyer's Initials: Initial OF

Docusign Envelope ID: ECA7E238-7FC9-87D9-8192-0243A4130C35

Legal Form and Sufficiency Review

Contract award method:

☒ **Competitively awarded** - This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office.

☐ **Competitively awarded with previously approved standard form** - 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

☐ **Exemption** - 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 (e.g. change order, option term)

Signed by:
Nina R Hickson
36721264CCA14E4...

General Counsel's Office

Docusign Envelope ID: ECA7E238-7FC9-87D9-8192-0243A4130C35

Review and Approval

Signed by:
075C8D0CEB85406...
Aug 25, 2026 | 8:02 AM EDT

Benjamin Thompson
Director of Production
Date

Signed by:
Kiyon T. Harley
0A75BF3AD966495...
Aug 26, 2026 | 11:26 PM EDT

Kiyon Harley
Office of Supplier Diversity & Inclusion Director
Date

Signed by:
Munetsi Musara
66EC2C787AA4449...
Aug 25, 2026 | 9:53 AM EDT

Munetsi Timothy Musara
Chief Financial Officer
Date

DocuSigned by:
Caprecia Poole-Williams
A42FEDB2CA544D0...
Aug 25, 2026 | 9:49 AM EDT

Caprecia M. Poole-Williams
Chief Procurement Officer
Date

Signed by:
Aklile Tesfaye
729AA1281A544A4...
Aug 28, 2026 | 8:41 AM EDT

Aklile Tesfaye
Deputy General Manager Operations
Date

DocuSigned by:
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Aug 31, 2026 | 1:18 AM EDT

Kishia L. Powell
General Manager/CEO
Date

Docusign Envelope ID: ECA7E238-7FC9-87D9-8192-0243A4130C35

☐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: ECA7E238-7FC9-87D9-8192-0243A4130C35

Bid Results

SOLICITATION NO: 111585	**DATE:** 7/23/2026 **TIME**: 2:00 PM **LOCATION:** OpenGov.	**BUYER NAME:** Olu Fawehinmi
SOLICITATION TITLE:	Residuals Hauling and Management Patuxent and Potomac Water Filtration Plants	

BID TABULATION

	NAME OF BIDDER	BID AMOUNT
1.	Ag Max BioSolutions, LLC	$4,208,608.00
2.	Denali Water Solutions, LLC	$7,011,275.04
3.	Synagro Central, LLC	$7,548,652.00
4.	Amerigreen, Inc.	$8,838,608.00
5.	Reworld Waste, LLC	$12,236,500.00

Docusign Envelope ID: 66AEBDCD-6B7E-8428-8228-480FD84320B9

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval of Change Order No. 2, Contract No. 47909 for Pump Maintenance, Repair, and Installation Services, to increase the contract value by $3,300,000.00 for American Contracting & Environmental Services, Inc.

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:	$3,300,000.00	**Contract Number:**	47909
Contract Term:	Three Years	**Project Location:**	☐Montgomery County ☐Prince George's County ☒Both Counties ☐Other: _____
Option Term:	One, Two-Year Option Terms		

Project Scope and Overview

The Contract provides 24/7 pump and valve repair, maintenance, installation, and inspection services across WSSC facilities. The Contract ensures the maintenance of a fleet of service boom trucks and certified mechanics, welders, and machinists, and furnishes all supervision, labor, trucks, materials, tools, and equipment necessary to perform the work.

Services include:

1. Service Repair: Teardown, inspection, repair, rebuild, or replacement of pumps and valves (cone, surge relief, check, gate, butterfly, altitude, etc.) across various manufacturers, as authorized by WSSC.
2. Installation and Replacement: Full pump replacement when repair is not viable, including teardown, installation, laser alignment, and dynamic balancing, plus related valve installation and repair.
3. General Inspection: As-needed inspection of bearings, seals, belts, valves, and related appurtenances.

FY27 Budget:	$3,300,000.00	**FY28 Budget:**	**$**
FY29 Budget:	$	**FY30 Budget:**	$

Docusign Envelope ID: 66AEBDCD-6B7E-8428-8228-480FD84320B9

Capital Improvement Project (CIP)	
CIP Project Title:	N/A
CIP Job Number:	N/A

Justification
Pumps are essential to water conveyance and treatment operations. A pump failure without an immediate repair or replacement mechanism in place can halt water delivery, disrupt treatment processes, and create public health risk. 24/7 availability under this Contract ensures WSSC can respond to failures at any time. This work requires certified mechanics, welders, machinists, and specialized equipment such as boom trucks and laser alignment tools. Maintaining this capability internally would require significant capital investment in equipment and specialized staffing that is more efficiently and cost-effectively provided through a qualified contractor. The scope covers the full lifecycle of pump assets: repair, rebuild, replacement, and inspection, allowing WSSC to extend equipment life where cost-effective and replace equipment only when repair is no longer viable. This supports sound capital planning and avoids premature or unnecessary replacement spending.

OSDI Recommendation	
OSDI Concurrence:	☒ Yes ☐ No ☐ N/A

Awardee Information	
Contractor Name:	American Contracting & Environmental Services, Inc.
Contract Amount:	$1,740,591.00
Business Location:	Marriottsville, Maryland
Past Performance:	☒ Satisfactory ☐ No Past Performance

Subcontractors	Summary of Services
A2Z Environmental Group Baltimore, Maryland	Helper, laborer work and pump and vac services for wells, tanks, etc.
Robnet, Inc. Baltimore, Maryland	Supplier of parts, materials and hardware for pump and maintenance tasks

Docusign Envelope ID: 66AEBDCD-6B7E-8428-8228-480FD84320B9

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): This change order is being requested to add additional funds to perform planned and emergency pump repair services. The following is a breakdown of the rehabilitation projects that we currently have in the request queue: 1. Patuxent – pumps and motors cost estimate $1.1 million. 2. Western Branch – pumps and motors cost estimate $225,000.00. The total cost estimate for pump and motor rehabilitation is $1.3 million. The additional $2 million is for unforeseen corrective work.

Contract Summary				
Contract History:	**Requested Amount:**	**Cumulative Amount:**	**Approved By:**	**Approval Date:**
Original Contract Value	$1,340,591.00	$1,340,591.00	Chief Procurement Officer	March 20, 2024
Change Order No. 1	$400,000.00	$1,740,591.00	Chief Procurement Officer	June 4, 2026
	TOTALS	$1,740,591.00		

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. 47909 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: Oluwaseun Fawehinmi Buyer's Initials: Initial OF

Docusign Envelope ID: 66AEBDCD-6B7E-8428-8228-480FD84320B9

Legal Form and Sufficiency Review

Contract award method:

☐ **Competitively awarded** - This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office.

☐ **Competitively awarded with previously approved standard form** - 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

☐ **Exemption** - 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 (e.g. change order, option term)

_____

General Counsel's Office

Docusign Envelope ID: 66AEBDCD-6B7E-8428-8228-480FD84320B9

WSSCWATER
DELIVERING THE ESSENTIAL

Review and Approval

Signed by:
075C8D0CEB85406...
Aug 25, 2026 | 8:02 AM EDT

Benjamin Thompson
Director of Production
Date

Signed by:
Kiyon T. Harley
0A75BF3AD966495...
Aug 26, 2026 | 9:47 PM EDT

Kiyon Harley
Office of Supplier Diversity & Inclusion Director
Date

Signed by:
Munetsi Musara
66EC2C787AA4449...
Aug 25, 2026 | 9:51 AM EDT

Munetsi Timothy Musara
Chief Financial Officer
Date

DocuSigned by:
Caprecia Poole-Williams
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Aug 25, 2026 | 9:50 AM EDT

Caprecia M. Poole-Williams
Chief Procurement Officer
Date

Signed by:
Aklile Tesfaye
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Aug 28, 2026 | 9:07 AM EDT

Aklile Tesfaye
Deputy General Manager of Operations
Date

DocuSigned by:
Kpowell
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Aug 31, 2026 | 1:11 AM EDT

Kishia L. Powell
General Manager/CEO
Date

Docusign Envelope ID: 66AEBDCD-6B7E-8428-8228-480FD84320B9

☐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:

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☐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: D2945DA0-58AC-8FA2-8373-88B02F3F0225

COMMISSION PACKAGE

Purpose of Request

This Commission Package requests approval to exercise Option Term No. 1 of Contract No. 70601 for the supply of Methanol to Colonial Chemical Solutions, Inc., and Maryland Chemical Company, LLC, in the amount of $2,122,212.96 for an option term of one-year.

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:	$2,122,212.96	**Contract Number:**	70601
Contract Term:	One Year	**Project Location:**	☐Montgomery County ☐Prince George's County ☒Both Counties ☐Other: _____
Option Term:	Four, One-Year Option Terms		

Project Scope and Overview

The contractors will supply and deliver 99.85% methanol to WSSC Water's Water Resource Recovery Facilities in Montgomery and Prince George's Counties on an as-needed basis to support wastewater treatment processes. All deliveries must meet the American Society for Testing and Materials (ASTM) D115297 specifications, be free from contaminants, and include a certificate of analysis.

The contractors will also provide the necessary unloading equipment, meet site-specific delivery requirements, and comply with WSSC Water's safety, environmental, and delivery protocols at Piscataway, Seneca, Parkway, and Western Branch facilities.

FY27 Budget:	$1,485,549.09	**FY28 Budget:**	$636,663.87
FY29 Budget:	$	**FY30 Budget:**	$

Docusign Envelope ID: D2945DA0-58AC-8FA2-8373-88B02F3F0225

Capital Improvement Project (CIP)	
CIP Project Title:	N/A
CIP Job Number:	N/A

Justification
Methanol is an essential chemical for meeting National Pollutant Discharge Elimination System (NPDES) permit limits for Total Nitrogen in treated effluent. It supports the biological denitrification process, which is critical for reducing nitrogen levels before discharge. Demand for methanol can fluctuate due to operational factors such as weather conditions, influent flow variations, and changes in nitrogen and hydrogen concentrations. Approval of funding for the option term will ensure WSSC Water maintains a reliable supply of methanol to meet permit requirements and protect water quality.

OSDI Recommendation	
OSDI Concurrence:	☐ Yes ☐ No ☒ N/A

Awardee Information	
Contractor Name:	Colonial Chemical Solutions, Inc.
Contract Amount:	TBD
Business Location:	Savannah, Georgia
Past Performance:	☒ Satisfactory ☐ No Past Performance

Subcontractors	Summary of Services
N/A	N/A

Docusign Envelope ID: D2945DA0-58AC-8FA2-8373-88B02F3F0225

OSDI Recommendation	
OSDI Concurrence:	☐ Yes ☐ No ☒ N/A

Awardee Information	
Contractor Name:	Maryland Chemical Company, LLC
Contract Amount:	TBD
Business Location:	Baltimore, MD
Past Performance:	☒ Satisfactory ☐ No Past Performance

Subcontractors	Summary of Services
N/A	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):

Contract Summary				
Contract History:	**Requested Amount:**	**Cumulative Amount:**	**Approved By:**	**Approval Date:**
Original Contract Value	$2,122,212.96	$2,122,212.96	Commissioners	September 17, 2025
	TOTALS	$2,122,212.96		

Docusign Envelope ID: D2945DA0-58AC-8FA2-8373-88B02F3F0225

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. 70601 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: Oluwaseun Fawehinmi Buyer's Initials: Initial OF

Legal Form and Sufficiency Review

Contract award method:

☐ **Competitively awarded** - This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office.

☐ **Competitively awarded with previously approved standard form** - 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

☐ **Exemption** - 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 (e.g. change order, option term)

_____
General Counsel's Office

Docusign Envelope ID: D2945DA0-58AC-8FA2-8373-88B02F3F0225

WSSCWATER
DELIVERING THE ESSENTIAL

Review and Approval

Signed by:
075C8D0CEB85406...
Aug 25, 2026 | 8:01 AM EDT

Benjamin Thompson
Director of Production
Date

Signed by:
Kiyon T. Harley
0A75BF3AD966495...
Aug 26, 2026 | 11:28 PM EDT

Kiyon Harley
Office of Supplier Diversity & Inclusion Director
Date

Signed by:
Munetsi Musara
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Aug 25, 2026 | 9:50 AM EDT

Munetsi Timothy Musara
Chief Financial Officer
Date

DocuSigned by:
Caprecia Poole-Williams
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Aug 25, 2026 | 9:51 AM EDT

Caprecia M. Poole-Williams
Chief Procurement Officer
Date

Signed by:
Aklile Tesfaye
729AA1281A544A4...
Aug 27, 2026 | 10:23 AM EDT

Aklile Tesfaye
Deputy General Manager Operations
Date

DocuSigned by:
Kpowell
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Sep 3, 2026 | 1:19 PM EDT

Kishia L. Powell
General Manager/CEO
Date

Docusign Envelope ID: D2945DA0-58AC-8FA2-8373-88B02F3F0225

☐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: AA34F671-6DC7-8BC5-82AF-9BE0706E0BE6

COMMISSION PACKAGE

Purpose of Request

This Commission Package seeks approval of Change Order No. 22 to Contract No. 7099 – Fiserv Electronic Bill Presentation and Payment Software with Fiserv Solutions, LLC, in the amount of $12,454.25.
The Change Order provides the funding required to complete the final contractual payment for services performed under the contract.

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: Exemption	☐Yes ☒No **Basis of Award:** ☐Lowest Bid Price ☐Lowest Evaluated Bid Price ☐Most Responsible and Responsive Offeror ☒N/A
Requested Amount:	$12,454.25	**Contract Number:**	7099
Contract Term:	Three Years	**Project Location:**	☐Montgomery County ☐Prince George's County ☒Both Counties ☐Other: _____
Option Term:	Four, One-Year Option Terms		

Project Scope and Overview

This contract supported WSSC Water's electronic bill presentment and payment services (eBill) via Fiserv's, including merchant and bank channel, bill presentment, secure electronic payment processing, and integration with financial institutions to facilitate customer payments.
As part of the consolidated Bill Print Project, the contract also included deconversion services to support the transition of eBill services from Fiserv to Kubra. The deconversion scope included project included Project management, Secure transfer of customer and payment related data, file transmission, electronic remittance modifications, testing and technical implementation activities necessary to ensure a seamless vendor transition and continuity of electronic payment services.

FY27 Budget:	$12,454.25	**FY28 Budget:**	**$**
FY29 Budget:	$	**FY30 Budget:**	$

Capital Improvement Project (CIP)

CIP Project Title:	N/A

Docusign Envelope ID: AA34F671-6DC7-8BC5-82AF-9BE0706E0BE6

CIP Job Number:	N/A

Justification
The requested funding is required to complete the final contractual payment to Fiserv Solutions LLC for services rendered.

OSDI Recommendation	
OSDI Concurrence:	☐ Yes ☐ No ☒ N/A

Awardee Information	
Contractor Name:	Fiserv Solutions, LLC
Contract Amount:	$2,390,767.76
Business Location:	Alpharetta, Georgia
Past Performance:	☒ Satisfactory ☐ No Past Performance

Subcontractors	Summary of Services
N/A	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 requested funding is required to complete the final contractual payment to Fiserv Solutions LLC for services rendered.

Docusign Envelope ID: AA34F671-6DC7-8BC5-82AF-9BE0706E0BE6

Contract Summary				
Contract History:	**Requested Amount:**	**Cumulative Amount:**	**Approved By:**	**Approval Date:**
Original Contract Value	$300,000.00	$300,000.00	Chief Procurement Officer	December 1, 2019
Change Order No. 1	$220,000.00	$520,000.00	Chief Procurement Officer	April 23, 2019
Change Order No. 2	$60,000.00	$580,000.00	Chief Procurement Officer	December 12, 2019
Change Order No. 3	$0.00	$580,000.00	Chief Procurement Officer	April 6, 2020
Change Order No. 4	$35,000.00	$615,000.00	Chief Procurement Officer	April 22, 2020
Change Order No. 5	$15,823.43	$630,823.43	Chief Procurement Officer	August 27, 2020
Change Order No. 6	$0.00	$630,823.43	Chief Procurement Officer	September 14, 2020
Option Term 1	$180,163.56	$810,986.99	Chief Procurement Officer	December 27, 2019
Change Order No. 7	$12,000.00	$822,986.99	Chief Procurement Officer	September 17, 2020
Change Order No. 8	$0.00	$822,986.99	Chief Procurement Officer	September 25, 2020
Change Order No. 9	$106,104.01	$929,091.00	Chief Procurement Officer	January 14, 2021
Change Order No. 10	$3,230.12	$923,321.12	Chief Procurement Officer	April 20, 2021
Option Term 2	$192,163.56	$1,124,484.68	Chief Procurement Officer	October 26, 2020
Change Order No. 11	$39,836.44	$1,164,321.12	Chief Procurement Officer	March 25, 2021
Change Order No. 12	$12,000.00	$1,176,321.12	Chief Procurement Officer	January 14, 2022
Change Order No. 13	$0.00	$1,176,321.12	Chief Procurement Officer	April 14, 2022
Change Order No. 14	($8,716.92)	$1,167,604.20	Chief Procurement Officer	April 29, 2022
Option Term 3	$192,163.56	$1,359,767.76	Chief Procurement Officer	April 27, 2022
Change Order No. 15	$131,000.00	$1,490,767.76	Commissioners	May 18, 2022
Change Order No. 16	$0.00	$1,490,767.76	Chief Procurement Officer	January 31, 2023
Change Order No. 17	$0.00	$1,490,767.76	Chief Procurement Officer	March 21, 2023

Docusign Envelope ID: AA34F671-6DC7-8BC5-82AF-9BE0706E0BE6

Change Order No. 18	$250,000.00	$1,740,767.76	Commissioners	April 19, 2023
Change Order No. 19	$0.00	$1,740,767.76	Chief Procurement Officer	December 13, 2023
Change Order No. 20	$0.00	$1,740,767.76	Chief Procurement Officer	January 3, 2024
Option Term 4	$550,000.00	$2,290767.76	Chief Procurement Officer	January 3, 2024
Change Order No. 21	$100,000.00	$2,390,767.76	Commissioners	December 17, 2025
	TOTALS	$2,390,767.76		

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. 7099 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 awa

Buyer: Ashley Cannon's Initials: AC DS

Docusign Envelope ID: AA34F671-6DC7-8BC5-82AF-9BE0706E0BE6

Legal Form and Sufficiency Review

Contract award method:

☐ **Competitively awarded** - This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office.

☐ **Competitively awarded with previously approved standard form** - 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

☐ **Exemption** - 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 (e.g. change order, option term)

_____

General Counsel's Office

Docusign Envelope ID: AA34F671-6DC7-8BC5-82AF-9BE0706E0BE6

Review and Approval

DocuSigned by:
John Curry
D58901702D7D47A...

Aug 24, 2026 | 4:52 PM EDT

John Curry
Customer Service Director

Date

Signed by:
Kiyon T. Harley
0A75BF3AD966495...

Aug 26, 2026 | 11:30 PM EDT

Kiyon Harley
Office of Supplier Diversity & Inclusion Director

Date

Signed by:
Munetsi Musara
66EC2C787AA4449...

Aug 24, 2026 | 5:18 PM EDT

Munetsi Timothy Musara
Chief Financial Officer

Date

DocuSigned by:
Caprecia Poole-Williams
A42FEDB2CA544D0...

Aug 25, 2026 | 3:00 AM EDT

Caprecia M. Poole-Williams
Chief Procurement Officer

Date

DocuSigned by:
KPowell
D2484629DDEE450...

Aug 27, 2026 | 6:51 AM EDT

Kishia L. Powell
General Manager/CEO

Date

Docusign Envelope ID: AA34F671-6DC7-8BC5-82AF-9BE0706E0BE6

☐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**

Ratification of Emergency Procurement Actions Under Resolution 2026-2455

Caprecia Poole - Williams
Chief Procurement Officer

September 16, 2026



Vote Following Presentation

WSSCWATER
DELIVERING THE ESSENTIAL

Chemical Supply Chain Negotiations: Timeline of Events

From emergency declaration through Commission ratification

Jun 17, 2026

Resolution 2026-2455 Approved

Commissioners adopt the Supply Chain State of Emergency resolution, granting the GM & CEO emergency procurement authority effective immediately.

Jul 20, 2026

GM Seeks Economic Price Adjustment Negotiation Authority

GM & CEO requests concurrence from the Chair and Vice Chair to negotiate Economic Price Adjustment above the contractual 10% cap on option-term for chemical suppliers.

Jul 22–24, 2026

Chair and Vice Chair Concur

Vice-Chair Espy-Williams (Jul 22) and Chair Powell (Jul 24) approve the request, authorizing negotiations to proceed above the contractual cap. Subsequently, negotiation occurred with all suppliers.

Sep 16, 2026

Commission Ratification

Negotiated contract actions and aggregate financial exposure are brought to the full Commission for ratification.

Dec 17, 2026

Resolution 2026-2455 Sunsets

Emergency authority expires unless extended by Commission action.

Suppliers Exceeding the 10% Cap

WSSC Water's chemical contracts cap annual Economic Price Adjustment at 10% for option terms; all items below exceed that cap

4 Suppliers over cap

3 Chemicals affected

+443.6% Highest increase (Pencco)

Chemical	Vendor / Option	Increase %	Current Annual Cost	New Annual Cost	Added Annual Cost
Sodium Bisulfite	Southern Ionics	**26.0%**	$140,322.98	$176,834.00	$36,511.02
Sodium Bisulfite	Maryland Chemical	**24.5%**	n/a (bundled Purchase Order)	n/a	n/a*
Phosphoric Acid	Carus	**31.0%**	$491,320.00	$643,560.00	$152,240.00
Fluoride (HFS)	Pencco — 100% volume	**443.6%**	$428,400.00	$2,328,592.00	$1,900,192.00
Total	**Southern Ionics + Carus + Pencco (Maryland Chemical excluded, n/a)**	**—**	**$1,060,042.98**	**$3,148,986.00**	**$2,088,943.02**

** Maryland Chemical's Sodium Bisulfite cost is bundled into a multi-chemical Purchase Order and not broken out; excluded from the total above.*

Requested Action: Ratification of Accepted Pencco Offer

$2,446

per wet ton

~$2.33M

estimated annual cost

100% of WSSC Water's annual fluoride volume secured from a single source

Why this action:

- Pricing reflects current market conditions and is significantly above the prior contract rate.
- Secures continuity of fluoridation.
- Consolidates with a single supplier.
- Provides additional time to evaluate longer-term alternatives.

100% of estimated volume (approximately 952 wet tons): **$2,446 per wet ton**

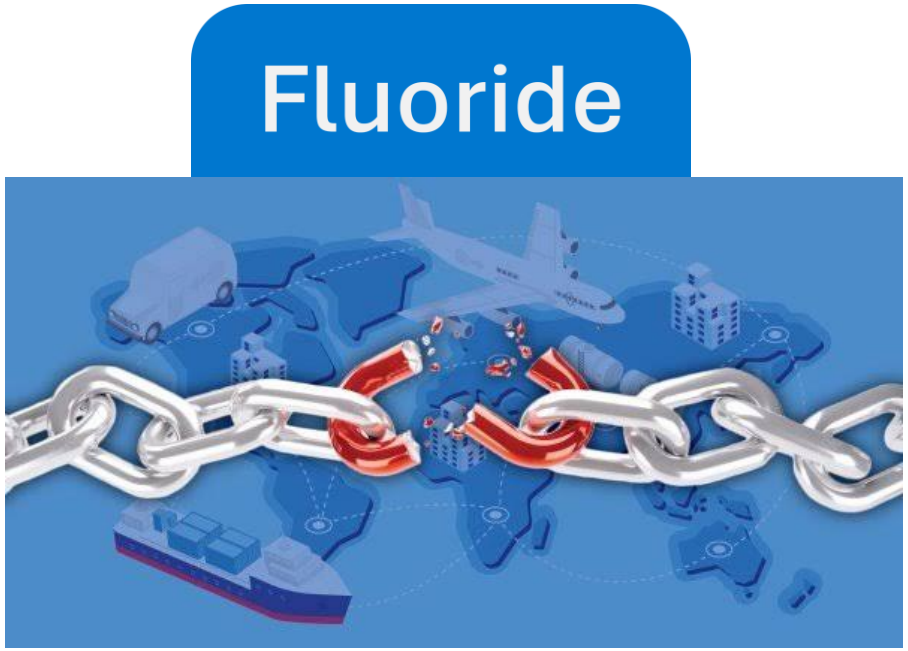
Update on Fluoride Dosage

Temporarily reduced levels due to a nationwide supply shortage.

Reduced from the optimal 0.7 mg/L to approximately 0.4 mg/L

Part of our treatment process since 1952

Negotiated a significant price increase with current vendor



Request for Commission Ratification

- Ratify completed contract actions for the four vendors whose EPA exceeded the 10% cap: Southern Ionics, Maryland Chemical, Carus, and Pencco.
- Negotiations and amendments were completed under the Chair and Vice Chair's July 22-24 concurrence, per Resolution 2026-2455.
- GM/CEO emergency authority under Resolution 2026-2455 remains in effect through December 17, 2026.
- A memo documenting this approval has been provided to the Commission for the record.

Questions?

WSSCWATER
DELIVERING THE ESSENTIAL

Docusign Envelope ID: 8ED38B62-A677-8D74-8206-88455BF71C93

WSSCWATER
DELIVERING THE ESSENTIAL

Interoffice Memorandum

TO: Jonathan W. Powell, Chair
Lynnette D. Espy-Williams, Vice-Chair

THRU: Kishia L. Powell, General Manager/CEO Signed by: D2484629DDEE450...

THRU: Justin DeVantier, Chief of Staff Signed by: 5C496DE236C6458...

THRU: Cristi Bickham, Deputy General Manager, External Affairs DocuSigned by: 35C1014B0D0D4F2...

FROM: Caprecia Poole-Williams, Chief Procurement Officer DocuSigned by: A42FEDB2CA544D0...

DATE: July 20, 2026

Subject: Request for Authorization to Negotiate Chemical Price Increases Pursuant to Resolution No. 2026-2455

WSSC Water's chemical supply contracts cap annual Economic Price Adjustments (EPA) at 10% for option terms on existing contracts. Several suppliers have submitted option term price increase requests exceeding the 10% cap, driven by supply chain disruption, raw material costs, tariffs, and market volatility. Procurement and Production have reviewed each request:

Contractor	EPA Request (% increase over current price)	Recommendation
Pencco, Inc. (secondary HFS "fluoride" supplier)	$2,446/wet ton at 100% volume (+300%)	Authorize negotiation above the 10% cap
Dubois Chemicals, Inc. (primary HFS "fluoride" supplier)	87.80%	Authorize negotiation above the 10% cap
Southern Ionics, Inc. (Sodium Bisulfite)	28.76%	Authorize negotiation above the 10% cap
Maryland Chemical Company (Sodium Bisulfite)	18.60%	Authorize negotiation above the 10% cap

Docusign Envelope ID: 8ED38B62-A677-8D74-8206-88455BF71C93

Contractor	EPA Request (% increase over current price)	Recommendation
Carus, LLC	Pending — EPA not yet received; expected >10%	Advance authorization to negotiate above the 10% cap once request is received, subject to the same review as above

Hydrofluosilicic Acid (HFS) is critical to drinking water fluoridation. Dubois Chemicals, Inc. (Dubois) is WSSC Water's primary HFS supplier, and Pencco, Inc. (Pencco) is the contracted secondary supplier. Procurement explored Univar Solutions as an additional supplier, but Univar declined due to supply chain constraints.

Pencco can guarantee 100% of WSSC Water's volume needs; Dubois cannot commit to volume. With no alternate source available, retaining both suppliers — despite their proposed price increases — is essential to preserving fluoride supply continuity.

Market context: A major overseas HFS producer halted U.S. operations in 2026 after regional conflict drew workers into military service, removing a significant share of global supply. Roughly 40% of U.S. HFS supply is imported, leaving the domestic market exposed as global supply tightened — prompting utilities nationwide to begin rationing HFS in spring 2026. Elevated sulfur and fluorspar costs tied to the same regional conflict have compounded pricing pressure across the sector, underlying the magnitude of the increases proposed by Pencco and Dubois.

Resolution No. 2026-2455 addresses continuity of the Commission's supply chain during the declared emergency. However, Resolution No. 2026-2455 requires the GM/CEO to only authorize actions that are within her Delegation of Authority. Where action is necessary that would exceed her delegated authority — including exercising option terms where the price increase exceeds the EPA cap in the contracts at issue — Resolution No. 2026-2455 requires the GM/CEO to first obtain the immediate concurrence of the Chair and Vice Chair, with formal ratification by the full Commission at its next meeting.

This memo requests that concurrence as a precondition to the GM/CEO proceeding with pricing negotiations that exceed the 10% EPA cap. If the Chair and Vice Chair concur, the resulting contract actions will be brought to the full Commission for ratification at the September 2026 Commission Meeting.

Financial exposure: A detailed estimate of aggregate annual financial exposure across the contracts above, at proposed pricing levels, will be provided at the time of ratification in September 2026, once final negotiated terms are available.

Docusign Envelope ID: 8ED38B62-A677-8D74-8206-88455BF71C93

Requested authorization: I request authority to negotiate Economic Price Adjustments above the 10% contractual limit for the affected contracts, subject to vendor cost documentation and Procurement's price-reasonableness determination. These are 1-year option terms and will be renegotiated at the end of the option term period. Given the Commission's recess schedule, the contract actions will be brought before the Commissioners for ratification in September 2026, when the Commission reconvenes.

Recommendation

Jonathan W. Powell, Chair

DocuSigned by:
Jonathan Powell
FE4AC0A2C88F41B...

Jul 24, 2026 | 8:28 AM EDT

☒ **Approve**

☐ **Not Approve**

Lynnette D. Espy-Williams, Vice-Chair

Signed by:
Lynnette Espy-Williams
40464E9B5D72477...

Jul 22, 2026 | 2:53 PM EDT

☒ **Approve**

☐ **Not Approve**

WSSCWATER
DELIVERING THE ESSENTIAL

COMMISSION SUMMARY

AGENDA CATEGORY: General Counsel
ITEM NUMBER: 13.A **DATE:** September 16, 2026

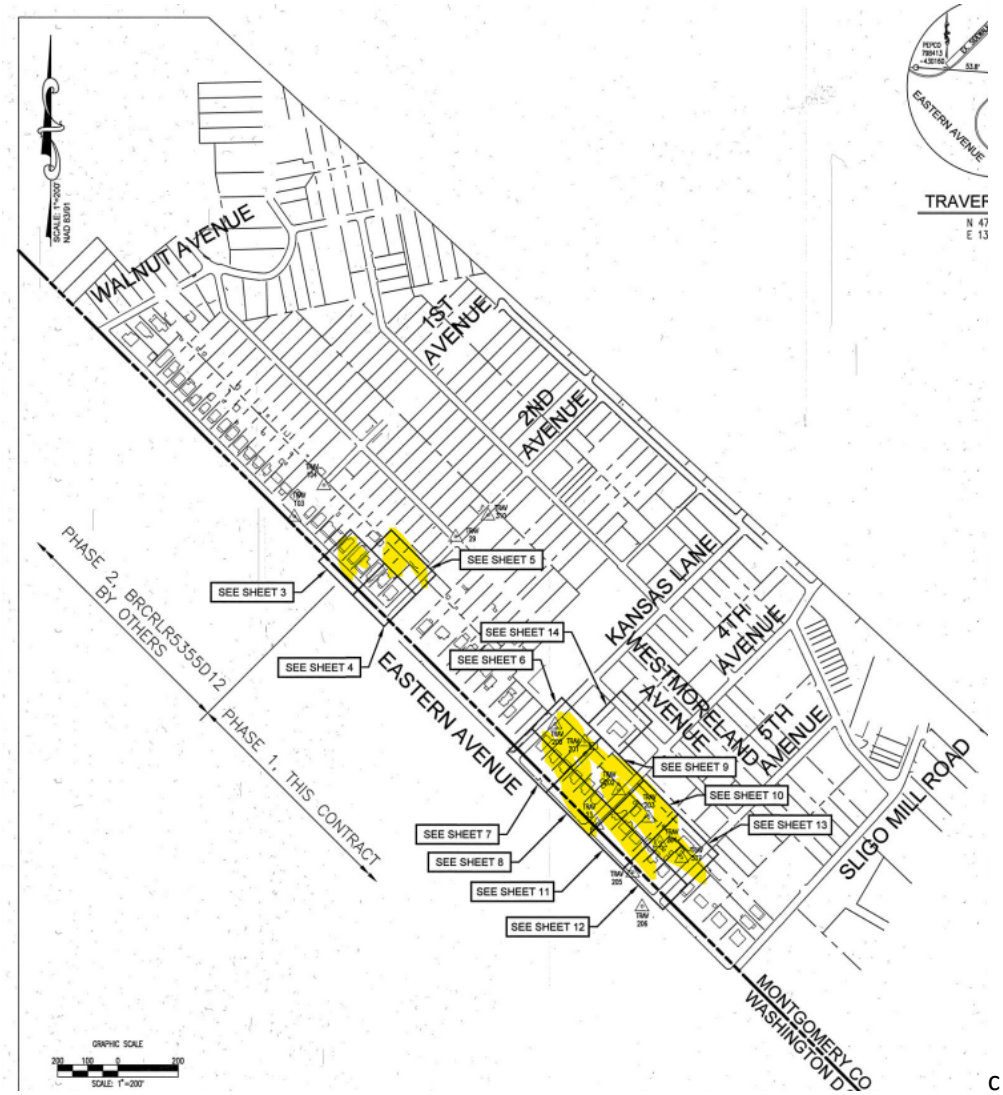
SUBJECT	Resolution 2026-2464 to Authorize Condemnation for an Easement - 6721 Eastern Avenue, Takoma Park, Maryland - James & Dorothy Henderson
SUMMARY	The purpose for this agenda item is to authorize the filing of a Complaint for Condemnation to obtain an easement.
SPECIAL COMMENTS	N/A
CONTRACT NO./REFERENCE NO.	N/A
COSTS	N/A
AMENDMENT/CHANGE ORDER NO. AMOUNT	N/A
MBE PARTICIPATION	N/A
PRIOR STAFF/COMMITTEE REVIEW	N/A
PRIOR STAFF/COMMITTEE APPROVALS	N/A
RECOMMENDATION TO COMMISSION	N/A
ATTACHMENTS	9-16-2026 Commission Package Henderson - Takoma Park Condemnation.pdf.pdf

BRCRLR5355CE12 Takoma Park Water and Sewer Main Replacement Project

Project Overview:

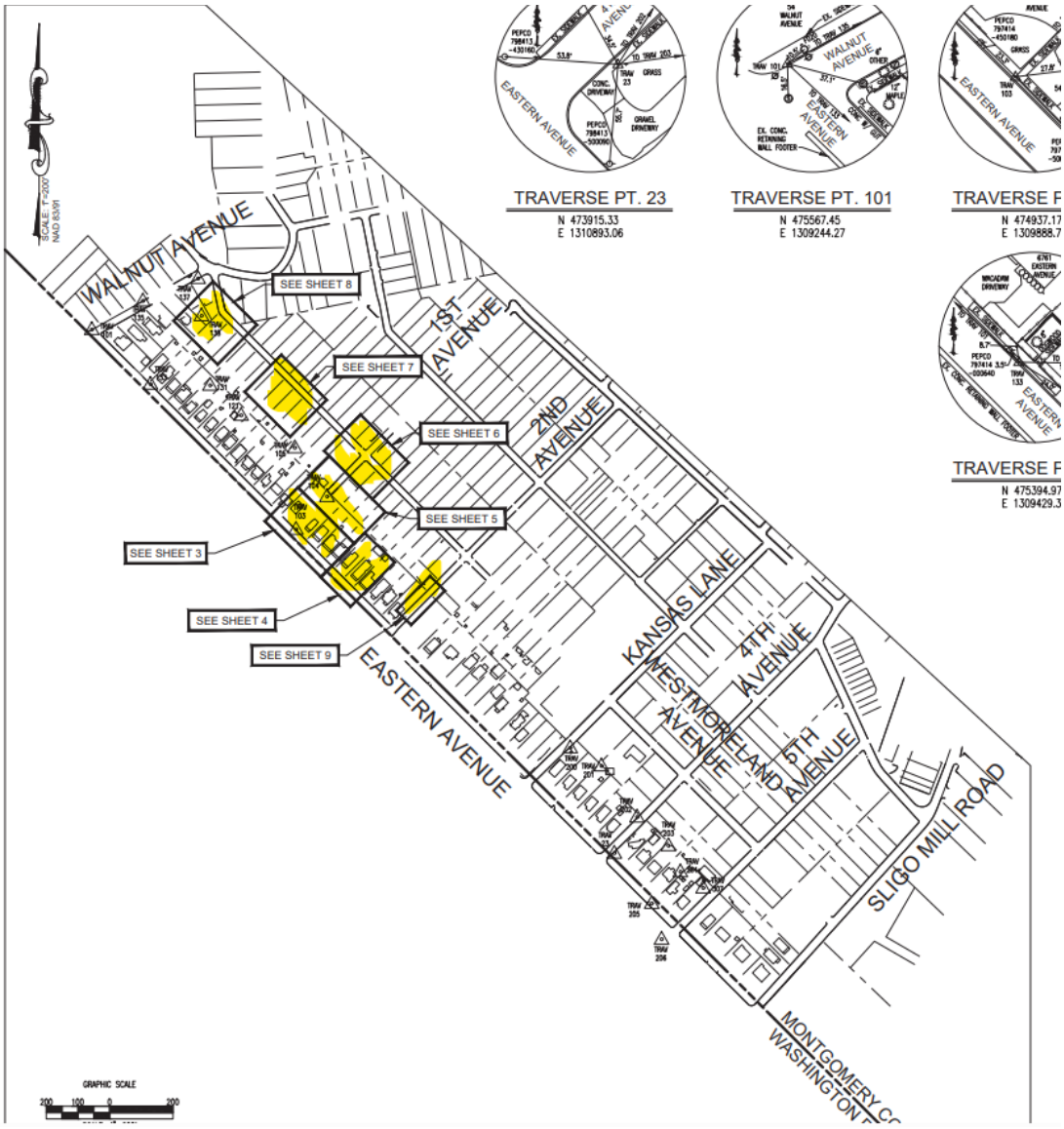
The project' s objective was to bring the new water and sewer mains within the public ROW on Eastern Avenue. Existing water and sewer house connections were behind the houses and easements from homeowners were required to connect to the existing service lines behind the houses. Due to the sloped terrain, grinder pumps were installed for three homes. The project was split into 3 phases. Phases 1 and 2 have already been construction completed in 2020 and 2023 respectively. Phase 3 is facing easement challenges from three homeowners and is currently on hold. Below is the summary of each phase.

Phase 1 - Replacement of existing water and sewer main (gravity and pressure) serving residents between 6613 and 6313 Easter Avenue, associated water and sewer house connections (gravity and pressure) and installation of three grinder pumps at 6603, 6609, and 6613 Eastern Avenue in the Takoma Park area of Prince George's County, Maryland. Construction completed 11/12/2020.



C

Phase 2 - Replacement of 8 inch water main and 8 inch gravity sewer main And associated service connections to serve residents between 6617 and 6701 Eastern Avenue, 6710, 6800, 6814, and 6702 Westmoreland Ave and 105 1st Avenue in the Takoma Park area of Prince George's County, Maryland. Construction completed 8/15/2023.



Phase 3 - Replacement of 0.16 miles 8 inch water main and 0.11 miles 8 inch gravity sewer main and associated service connections to 17 properties to serve residents between 6705 and 6761 Eastern Avenue, 6704 and 55 and 57 Walnut Ave in the Takoma Park area of Prince George's County, Maryland.



Associated Appraisers

Appraisers - Consultants - Realtors
Melville Peters
Senior Appraiser ASA

REALTOR®
ASSOCIATE

4815 PRINCE GEORGE'S AVENUE
BELTSVILLE, MARYLAND 20705
Phone: (301) 937-7000

September 30, 2019

Mr. Paul Gray
Property Acquisition Agent II
Technical Services Group
Washington Suburban Sanitary Commission
14501 Sweitzer Lane
Laurel, Maryland 20707

Re: Property of James R. and Dorothy E. Henderson
6721 Eastern Avenue
Takoma Park, Maryland 20912

Dear Mr. Gray:

Pursuant to your request, 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 all conditions affecting value and analyzing all available data in consideration of matters pertinent to the value thereof, it is my opinion that the fair market value of a proposed perpetual easement and temporary easement acquistion from the subject property as of September 26, 2019 is:

TWENTY THREE THOUSAND ONE HUNDRED DOLLARS
($23,100.00)

The accompanying report contains the data gathered and an explanation of the valuation methods employed in this appraisal report.

Respectfully submitted,

Melville E. Peters, ASA CRA
Certified General License No. 04-622

Executive Summary of Important Facts and Conclusions

Appraisal of:	Property of James R. and Dorothy E. Henderson
Date of Valuation:	September 26, 2019
Date of Inspection:	September 26, 2019
Appraisal Purpose:	To estimate the market value of the fee simple interest of the subject property for a proposed perpetual easement and temporary easement including damages, if any, from the property as of the date of value, September 26, 2019 to be determined by WSSC
Property Location:	Tax Map JN41, Block 17, Lot 6 Pinecrest Subdivision 6721 Eastern Avenue Takoma Park, Maryland 20912 Montgomery County
Improvements:	Improved with single family residential
Land Size:	.145 +/- Acres or say 6,300 +/- Square Feet
Highest and Best Use:	As developed with a single family dwelling
Present Use:	Single Family Residential
Zoning:	R60 - Residential
Valuation:	
Before Value:	$ 527,800.00
Acquisition:	$ 23,100.00
After Value:	$ 504,700.00



Typical view of improvements on subject property



Typical view of subject property looking easterly towards area

of proposed acquisition



Typical view of subject property, looking easterly towards proposed acquisition



Typical view of northeasterly portion of proposed easement acquisition, looking northeasterly across subject property



Street view of subject property looking northerly on Eastern Avenue



Street view of subject property looking southerly on Eastern Avenue

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1. Identification:

The subject property is located within the Thirteenth Election District of Montgomery County, Maryland. The property is identified with a Tax ID Number of 16-13-01070268 and is shown on Tax Map JN41 as Lot 6 in Block 17 in the subdivision of "Pine Crest" of Takoma Park. The subject property carries a current street address of 6721 Eastern Avenue, Takoma Park, Maryland 20912. It is further identified under Liber/Folio 5080/095 as recorded among the Land Records of Montgomery County, Maryland. The property is shown to be under the ownership of James Randolph and Dorothy E. Henderson.

2. Deed Information:

Grantor:	American Security Bank
Grantee:	James Randolph and Dorothy E. Henderson
Deed Date:	January 3, 1978
Record Date:	January 18, 1978
Liber/Folio:	5080/095
Consideration:	$ 10.00

The above transaction is the only reported transfer of the subject as shown in the land records of Montgomery County within the past five years. Your appraiser is not aware and has not been made aware of any contracts or offers for the purchase of the subject property as of the effective date of value. The information provided under the history of the property is not intended as an opinion or representation of title. Your appraiser(s) are not experts on title, land surveys, or legal issues. The information provided is limited to records compiled from Montgomery County, our client, and the current property owner. Legal and professional counsel should be obtained to

determine clear title, to identify any and all easements, encumbrances, property surveys, feasibility studies, development potential and or restrictions.

3. Legal Description:

Reference is made to the deed recorded under Liber/Folio 5080/095 among the Land Records of Montgomery County, Maryland, a copy of which is shown on the following pages.

M19563

Form 17

LIBER 5080 FOLIO 095

This Deed, *Made this* 3rd *day of* January *in the year one thousand nine hundred and* seventy-eight, *by and between* AMERICAN SECURITY BANK, N. A. Successor by name change from American Security and Trust Company, Trustee under the Will and Testament of Katherine A. Marceron

party of the first part, and

JAMES RANDOLPH HENDERSON and DOROTHY E. HENDERSON, his wife

JAN 13-78 PAID 2787 CLK.CT.H.C. DEED-GCK 9.00

JAN 13-78 PAID 2788 CLK.CT.H.C. RSC-GCK 1.00

part ies of the second part:

Witnesseth, *That in consideration of* Ten & No/100 ($10.00) *Dollars, the party of the first part doth hereby grant unto the par ties of the second part, in fee simple* as Tenants by the Entirety, *all that piece or parcel of land, together with the improvements, rights, privileges and appurtenances to the same belonging, situate in the* County of Montgomery, State of Maryland *described as follows, to wit:*

Lot numbered Six (6) in Block numbered Seventeen (17) in the subdivision known as "PINECREST",.as per plat thereof recorded in Plat Book 2 at Plat 145 among the Land Records of Montgomery County, Maryland.

JAN 13-78 PAID 2786 CLK.CT.H.C.

JAN 13-78 PAID 2785 CLK.CT.H.C.

I HEREBY CERTIFY that this instrument was prepared under the supervision of one of the parties thereto.

Maija F. Eksteins

Maija F. Eksteins

RECORDED IN THE LAND RECORDS OF MONTG. CO., MD.

1978 JAN 18 AM 11: 21

And, *the said party of the first part covenants that it will warrant specially the property hereby conveyed; and that it will execute such further assurances of said land as may be requisite.*

In Witness Whereof, *the said* AMERICAN SECURITY BANK, N. A. *has caused these presents to be signed with its corporate name by* A. P. CRENSHAW, III, *its* Vice *President, attested by* E. P. HANLIN, *its* Assistant *Secretary, and its corporate seal to be hereto attached, this* 3rd *day of* January, *A.D., 1978.*

Signed, sealed and delivered in presence of:

Edward T. Dills.

AMERICAN SECURITY BANK, N. A.
TRUSTEE

By A. P. Crenshaw III
Vice President

Attest: E. P. Hanlin
Assistant Secretary

ERI

CERTIFICATE

THIS IS TO CERTIFY that the foregoing and annexed Deed was duly executed and delivered pursuant to, and in strict conformity with, the provisions of a resolution of the Board of Directors and of the Stockholders of passed at a regularly called meeting of said Board of Directors and of the Stockholders and that a quorum was present at said meeting.

Secretary.

123.20
140-

LIBER 5080 FOLIO 096

DISTRICT OF COLUMBIA, to wit:

On this the 3rd day of January, A.D., 1977, before me, Betty A. White, the undersigned officer, personally appeared A. P. Crosshaw, III, who acknowledged himself to be the Vice President of AMERICAN SECURITY BANK, N. A. a corporation, and that he as such Vice President, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice President.

IN WITNESS WHEREOF I hereunto set my hand and official seal. Betty A. White

Notary Public

My Commission expires -

M19563
MARYLAND CORPORATION

Deed

AMERICAN SECURITY BANK, N.A.

TO

JAMES RANDOLPH HENDERSON
ET UX DOROTHY E. HENDERSON

Recorded for Record on the day of , A. D. 19 , at o'clock M., and recorded in Liber No. at Folio one of the Land Records for Montgomery County, Maryland and examined by

Recorder.

Lawyers Title Insurance Corporation
of Richmond, Virginia
WASHINGTON BRANCH OFFICE
1825 "K" Street, N. W.
Washington, D. C. 20006
223-3000

After Recording
Mail to Hendleman's
Address 6721 Carpenter Ave
Takoma Park, Md.

JAN 18 1978
13-25-1070268

$ 200.00 Transfer tax Paid
Collected at Recording
BY

- EXEMPT FROM RECAPTURE TAX -

C. Queen # 106327
BANKER CLERK CHECK OF ASSESSMENTS
13-25 # 1070268
246 Blk 17

A. M19563 2-072 LIBER 5080 FOLIO 097

VA Form 26-6318c (Home Loan)
Nov. 1974, Use optional,
Section 1810, Title 38 U.S.C.
Acceptable to Federal National
Mortgage Association.

MONTGOMERY COUNTY, MARYLAND

PURCHASE MONEY

DEED OF TRUST

1978 JAN 18 AM 11: 22

THIS DEED, made this 29th day of December, 19 77, by and between

JAMES RANDOLPH HENDERSON and DOROTHY E. HENDERSON, his wife, Tenants by the Entirety

party of the first part, and LEWIS W. RUSSELL, LELA CONSTANCE RUSSELL &/ WILLIAM L. WALDE, Trustees as hereinafter set forth, party of the second part:

WHEREAS, the party of the first part is justly indebted unto

VIRGINIA MORTGAGE AND INVESTMENT COMPANY, INCORPORATED

, a corporation organized and existing under the laws of State of Virginia, in the principal sum of TWENTY-EIGHT THOUSAND AND NO/100 Dollars ($28,000.00), with interest from date at the rate of eight & one-half per centum (8.5 %) per annum on the unpaid balance until paid, for which amount the said party has signed and delivered a certain promissory note bearing even date herewith and payable in monthly installments of TWO HUNDRED FIFTEEN AND 32/100 Dollars ($ 215.32), commencing on the first day of FEBRUARY, 19 78 and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of JANUARY 2008.

AND WHEREAS, the party of the first part desires to secure the prompt payment of said debt, and interest thereon, when and as the same shall become due and payable, and all costs and expenses incurred in respect thereto, including reasonable counsel fees incurred or paid by the said party of the second part or substituted Trustee, or by any person hereby secured, on account of any litigation at law or in equity which may arise in respect to this trust or the property hereinafter mentioned, and of all money which may be advanced as provided herein, with interest on all such costs and advances from the date thereof.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, that the party of the first part, in consideration of the premises, and of one dollar, lawful money of the United States of America, to them in hand paid by the party of the second part, the receipt of which, before the sealing and delivery of these presents, is hereby acknowledged, has granted and conveyed, and does hereby grant and convey unto the party of the second part, as Trustee, its successors and assigns, the following-described land and premises, situate in the county of Montgomery and State of Maryland, to wit:

Lot numbered Six (6) in Block numbered Seventeen (17) in the subdivision known as "PINECREST", as per plat thereof recorded in Plat Book 2 at Plat 145 among the Land Records of Montgomery County, Maryland.

"Should the Veterans Administration fail or refuse to issue its guaranty secured by this deed of trust under the provision of the Servicemen's Readjustment Act of 1944 and as amended, within 60 days from the date the loan would normally become eligible for such guaranty, the mortgagee may at its option declare the sums secured by this deed of trust immediately due and payable.

INCLUDING: RANGE, REFRIGERATOR

I HEREBY CERTIFY that this instrument was prepared under the supervision of one of the parties thereto.

Maija F. Ekstein
Maija F. Ekstein, Agent

together with all the improvements in anywise appertaining, and all the estate, right, title, interest, and claim, either at law or in equity, or otherwise however, of the party of the first part, of, in, to, or out of the said land and premises; and all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are, and shall be deemed to be, fixtures and a part of the realty, and are a portion of the security for the indebtedness herein mentioned;

17

TO HAVE AND TO HOLD the said property and improvements unto the party of the second part, its successors and assigns

IN AND UPON THE TRUSTS, NEVERTHELESS, hereinafter declared; that is to say: IN TRUST to permit said party of the first part, or assigns, to use and occupy the said described land, and premises, and the rents, issues and profits thereof, to take, have, and apply to and for such party's sole use and benefit, until default be made in the payment of any indebtedness hereby secured, or in the performance of any of the covenants as hereinafter provided.

Upon the full payment of all of said note and the interest thereon, and all moneys advanced or expended as herein provided, and all other proper costs, charges, commissions, half-commissions, and expenses, at any time before the sale hereinafter provided for, to release and reconvey the said described premises unto the said party of the first part or assigns, at such party's cost. Prior to the execution and delivery of any partial or complete release, each trustee shall be entitled to charge and receive a fee of $5.00, plus $.50 for Notary's fee, for each release. The right to charge and receive said fee shall be limited to two trustees.

Upon a default in the payment of any indebtedness hereby secured or in the performance of any of the terms or conditions hereof as hereinafter provided, then, in either event, all of the indebtedness hereby secured shall at once become due and payable without notice at the option of the holder of the note and the said party of the second part, or the Trustee acting in the execution of this trust, shall have power and it shall be such trustee's duty to sell, and in case of any default of any purchaser, to resell, at public auction, for cash, in one parcel at such time and place, and after such previous public advertisement as the party of the second part, or the Trustee acting in the execution of this trust, shall deem advantageous and proper; and to convey the same upon compliance with the terms of sale, to, and at the cost of, the purchaser or purchasers thereof, who shall not be required to see to the application of the purchase money; and shall apply the proceeds of said sale or sales: First, to pay all proper costs, charges, and expenses, including all attorneys' and other fees and costs herein provided for, all moneys advanced for costs or expenses, expense of litigation as aforesaid, taxes or assessments, or insurance with interest thereon as aforesaid, and all taxes, general and special, and assessments, due upon said land and premises at time of sale and to retain as compensation a commission of one per centum (1%) on the amount of the said sale or sales; Second, to pay whatever may then remain unpaid of said note, whether the same shall be due or not, and the interest thereon to date of payment, it being agreed that said note shall, upon such sale being made before the maturity of said note, be and become immediately due and payable at the election of the holder thereof; Third, to reimburse the Veterans Administration for any sums paid by it on account of the guarantee or insurance of the indebtedness secured hereby; and, lastly, to pay the remainder of said proceeds, if any there be, to the party of the first part, such party's heirs, executors, administrators, or assigns, upon the delivery and surrender to the purchaser, the heirs or assigns thereof, the possession of the premises, less the expense, if any, of obtaining possession.

Party of the first part covenants and agrees as follows:

1. He will pay the indebtedness, as hereinbefore provided. Privilege is reserved to prepay at any time, without premium or fee, the entire indebtedness or any part thereof not less than the amount of one installment, or one hundred dollars ($100.00), whichever is less. Prepayment in full shall be credited on the date received. Partial prepayment, other than on an installment due date, need not be credited until the next following installment due date or thirty days after such prepayment, whichever is earlier.

2. Together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, he will pay to the holder of the said note as trustee (under the terms of this trust as hereinafter stated) on the first day of each month until the said note is fully paid, the following sums:

(a) A sum equal to the ground rents, if any, and the taxes and special assessments next due on the premises covered by this Deed of Trust, plus the premiums that will next become due and payable on policies of fire and other hazard insurance on the premises covered hereby (all as estimated by the holder of the note, and of which the party of the first part is notified) less all sums already paid therefor, divided by the number of months to elapse before 1 month prior to the date when such ground rents, premiums, taxes, and assessments will become delinquent, such sums to be held by holder of the note in trust to pay said ground rents, premiums, taxes, and special assessments, before the same become delinquent.

(b) The aggregate of the amounts payable pursuant to subparagraph (a) and those payable on the note secured hereby, shall be paid in a single payment each month, to be applied to the following items in the order stated:

(I) ground rents, if any, taxes, special assessments, fire and other hazard insurance premiums;

(II) interest on the note secured hereby; and

(III) amortization of the principal of the said note.

Any deficiency in the amount of any such aggregate monthly payment shall, unless made good by the party of the first part prior to the due date of the next such payment, constitute an event of default under this Deed of Trust. At the option of the holder of the note, the party of the first part will pay a "late charge" not exceeding four per centum (4%) of any installment when paid more than fifteen (15) days after the due date thereof to cover the extra expense involved in handling delinquent payments, but such "late charge" shall not be payable out of the proceeds of any sale made to satisfy the indebtedness secured hereby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured thereby.

3. If the total of the payments made by the party of the first part under (a) paragraph 2 preceding shall exceed the amount of payments actually made by the holder of the note as trustee for ground rents, taxes or assessments or insurance premiums, as the case may be, such excess shall be credited on subsequent payments to be made by the party of the first part for such items or, at the option of the holder of the note as trustee, shall be refunded to the party of the first part. If, however, such monthly payments shall not be sufficient to pay such items when the same shall become due and payable, then the party of the first part shall pay to the holder of said note as trustee any amount necessary to make up the deficiency. Such payments shall be made within thirty (30) days after written notice from the holder of the note stating the amount of the deficiency, which notice may be given by mail. If at any time the party of the first part shall tender to the holder of said note, in accordance with the provisions thereof, full payment of the entire indebtedness represented thereby, the said holder as trustee shall, in computing the amount of such indebtedness, credit to the account of the party of the first part any credit balance remaining under the provisions of (a) of paragraph 2 hereof. If there shall be a default under any of the provisions of this Deed of Trust resulting in a public sale of the premises covered hereby, or if the holder of the note acquires the property otherwise after default, the holder of the note as trustee shall apply, at the time of the commencement of such proceedings, or at the time the property is otherwise acquired, the amount then remaining to credit of the party of the first part under (a) of paragraph 2 preceding, as a credit on the interest accrued and unpaid and the balance to the principal then remaining unpaid on said note. In case of the refusal or neglect of the party of the first part to make any payment provided for under (a) of paragraph 2, the holder of the note, may, at its option, make such payment and any sum or sums so paid shall bear interest at the rate provided for in the principal indebtedness and shall be secured hereby.

4. The rents, income and profits of said property are hereby assigned to the holder of the note, provided, however, that the party of the first part shall be entitled to collect and retain the said rents, income and profits until default hereunder. Upon a default in the payment of any of the indebtedness hereby secured or in the performance of any of the terms or conditions hereof, the holder of the note shall be entitled, without notice to the party of the first part, to the immediate appointment of a receiver of the property covered hereby, without regard to the adequacy or inadequacy of the property as security for the mortgage debt; and if there be no receiver, the holder of the note may proceed to collect the rents, income, and profits from the property covered hereby.

5. He will pay all taxes, assessments, water rates and other governmental or municipal charges, fines or impositions, and ground rents, for which provision has not been made hereinbefore and will promptly deliver the official receipt therefor to the holder of the note; and in default of such payment by the party of the first part, the holder of the note may pay the same, and any sum or sums so paid by the holder of the note shall be added to the debt hereby secured, shall be payable thirty (30) days after demand, shall bear interest at the rate provided for in the principal indebtedness from date of payment and shall be secured by this Deed of Trust.

6. Upon the request of the holder of the note the party of the first part shall execute and deliver a supplemental note or notes for the sum or sums advanced by the holder of the note for the alteration, modernization, improvement, maintenance, or repair of said premises, for taxes or assessments against the same and for any other purpose authorized hereunder. Said note or notes shall be secured hereby on a parity with and as fully as if the advance evidenced thereby were included in the note first described above. Said supplemental note or notes shall bear interest at the rate provided for in the principal indebtedness and shall be payable in approximately equal monthly payments for such period as may be agreed upon by the creditor and debtor. Failing to agree on the maturity, the sum or sums so advanced shall be due and payable thirty (30) days after demand by the creditor. In no event shall the maturity extend beyond the ultimate maturity of the note first described above.

7. The lien of this instrument shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness or any part thereof secured hereby.

8. He will keep the said premises in as good order and condition as they are now, reasonable wear and tear excepted, and will not commit or permit any waste thereof.

9. He will continuously maintain hazard insurance, of such type or types and amounts as the holder of the note may from time to time require, on the improvements now or hereafter on said premises, and except when payment for all such premiums has theretofor been made under (a) of paragraph 2 hereof, will pay promptly when due any premiums therefor. All insurance shall be carried in companies approved by the holder of the note and the policies and renewals thereof shall be held by the holder of the note and have attached thereto loss payable clauses in favor of and in form acceptable to the holder of the note. In event of loss he will give immediate notice by mail to the holder of the note, who may make proof of loss if not made promptly by the party of the first part, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the holder of the note instead of to the party of the first part and the holder of the note jointly, and the insurance proceeds, or any part thereof, may be applied by the holder of the note at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this Deed of Trust, or other transfer of title to the said premises in extinguishment of the indebtedness secured hereby, all right, title, and interest of the party of the first part in and to any insurance policies then in force shall pass to the purchaser or grantee.

10. If the said property shall be advertised for sale, as herein provided, and not sold, the Trustee or Trustees acting shall be entitled to one-half (½) the commission above provided, to be computed on the amount of the debt hereby secured, and the same is hereby secured in like manner as other charges and expenses attending the execution of this trust, and shall bear interest at the rate provided for in the principal indebtedness.

11. The holder of the indebtedness secured by this Deed of Trust shall be entitled to remove, substitute, or add a Trustee or Trustees, at its option, with or without cause or notice, by instrument duly executed, acknowledged and recorded among the land records of the county aforesaid.

The powers herein, when granted to two or more trustees, may be exercised by any of them acting individually or by all acting together.

12. If any suit, action, or proceeding whatsoever shall be commenced or prosecuted for the collection of the note, or any part of the note, or for the enforcement of any endorsement or endorsements thereof, or any other matters hereby secured, or in reference to the execution of the trust hereby created, or any of the trust or property or funds which may become part thereof, he will pay all costs and charges and expenses of the same, including reasonable counsel and attorney's fees and charges, which shall also be deemed a charge attending the execution of this trust, be secured hereby as such and bear interest at the rate provided for in the principal indebtedness and in default of such payment by the party of the first part, the holder of the note may, at its option, make such payment or pay such charge and any sum or sums so paid by the holder of the note shall be secured hereby and bear interest as aforesaid.

LIBER 5080 FOLIO 100

13. If the indebtedness secured hereby be guaranteed or insured under Title 38, United States Code, such Title and Regulations issued thereunder and in effect on the date hereof shall govern the rights, duties and liabilities of the parties hereto, and any provisions of this or other instruments executed in connection with said indebtedness which are inconsistent with said Title or Regulations are hereby amended to conform thereto.

14. He specially warrants the property herein conveyed and that he will execute such further assurances thereof as may be required.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders and the term "holder of the said note" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

WITNESS the signature(s) and seal(s) of the parties of the first part on the day and year first above written.

Witness:

Susan F. Kling

James Randolph Henderson [SEAL]
JAMES RANDOLPH HENDERSON

[SEAL]

Dorothy E. Henderson [SEAL]
DOROTHY E. HENDERSON

[SEAL]

DISTRICT OF COLUMBIA
~~STATE OF MARYLAND~~ to wit:

I HEREBY CERTIFY, That on this 29 day of December, 1977, before me, the subscriber, a Notary Public of the ~~State aforesaid~~, in and for the District aforesaid, personally appeared said District

JAMES RANDOLPH HENDERSON and DOROTHY E. HENDERSON ,
his wife, and they acknowledged the foregoing deed to be their act.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.

Jayne M. Doyle
My Commission Expires Nov. 14, 1978 Notary Public.

Jayne M. Doyle

I HEREBY CERTIFY that on this 29 day of December, 1977, before me, the ~~subscriber, a Notary Public~~ in and for said District personally appeared SEENA F. KLING an agent of Virginia Mortgage and Investment Company, Inc. the party secured by the foregoing Deed of Trust, and made oath in due form of law that the consideration recited in said deed of trust ($ 28,000.00) is true and bona fide as therein set forth; and that the loan sum secured hereby has been paid over and disbursed by the Party secured hereby unto the within named party of the first part or the person responsible for the disbursement of funds in the closing transaction or their respective agent at a time no later than the final and complete execution of this Deed of Trust; and also make oath that he is the agent of the party or parties secured and is duly authorized to make this affidavit.

AS WITNESS my hand and notarial seal.

Jayne M. Doyle
Notary Public.

My commission expires: My Commission Expires Nov. 14, 1978

Jayne M. Doyle

I HEREBY CERTIFY that this instrument was prepared on behalf of one of the parties named in the instrument.

A M19563

STATE OF MARYLAND

Deed of Trust

JAMES RANDOLPH HENDERSON
ET UX DOROTHY E. HENDERSON

TO

LEWIS W. RUSSELL
LEILA CONSTANCE RUSSELL
WILLIAM L. WALDE

Trustee.

RECEIVED FOR RECORD on the day of *A.D. 19* , at o'clock M., *and recorded in Liber No.* at folio *one of the Land Records of* Montgomery County, Maryland *Examined by*

Recorder.

Virginia Mort. Co.
4600 Lee Highway
Arlington, Va. 22207

4. Montgomery County Area Analysis:

Montgomery County is Maryland's most populous jurisdiction and one of its most affluent. The County is located adjacent to the nation's capital, Washington, D.C. The topography is rolling with small hills. Elevations range from 52 feet above sea level near the District Line to 850 feet in the northern portion of the County near Damascus.

Montgomery County, Maryland is located north and west of the District of Columbia and contains 497 square miles of land bordered on the north by Frederick (northwest) and Howard Counties (northeast), on the east by Prince George's County, on the south by the District of Columbia, and the west by the Potomac River, which separates Maryland from the Commonwealth of Virginia. Montgomery County contains over 1,500 miles of streams and 28,000 acres of parkland, according to The Maryland National Capital Park and Planning Commission (M-NCPPC).

Montgomery County, named after General Richard Montgomery, was established by the State Convention in 1776 and functioned under the County Commission system until 1948, when voters adopted a charter giving the County home rule and a council-manager form of government. In 1968, the voters approved a new charter providing for separate legislative and executive branches of government, with the legislative power vested in an elected council and executive power in an elected county executive.

Population:

Montgomery County, as of the 2017 the Census Bureau estimates the population at 1,052,567, a 6.2 % increase over the 2010 census figure. The population is made up of 507,337 males or say 48.2%, while 545,230 of the population is females or say 51.8%.

Montgomery County remains the most populous jurisdiction in the State of Maryland, and it is the

second largest jurisdiction in the Washington metropolitan region, Virginia's Fairfax County being first. The total number of households as of mid-2018 was 369,242, a 0.5% increase over the 2016 census with a projected number of 409,925 projected by the year of 2020. Average household size, 2.79 people per household in 2017, has remained steady over the past ten years after showing a marked decrease from 1970 to 1980. The projection of the average household size is projected to decrease slightly with an estimated size household size of 2.54 in 2030.

Household income was reported to have a mean of $103,178 for 2018, which is well above the national average of $57,652.00 annually.

(Maryland National Capital Park and Planning Commission, United States Census 2010 Release and MRIS - The Maryland Department of Planning.)

Population:

2018 Population	1,052,567
2018 Households	369,242
Median Age	38.5
Sex: Males	507,337
Females	545,230

Age Distribution: (Maryland Department of Planning 2018)

Demographic Estimates

Demographic Estimates	Reported Number					
	Male	Percent	Female	Percent	Total	Percent
Under 5 years	32,694	3.40%	30,958	3.22%	63,652	6.61%
5 to 9 years	32,452	3.37%	31,791	3.30%	64,243	6.67%
10 to 14 years	32,900	3.42%	31,710	3.29%	64,610	6.71%
15 to 19 years	30,839	3.20%	28,560	2.97%	59,399	6.17%
20 to 24 years	26,761	2.78%	26,472	2.75%	53,233	5.53%
25 to 34 years	63,509	6.60%	68,053	7.07%	131,562	13.66%
35 to 44 years	66,304	6.89%	73,634	7.65%	139,938	14.53%
45 to 54 years	72,036	7.48%	80,659	8.38%	152,695	15.86%
55 to 59 years	30,662	3.18%	34,774	3.61%	65,436	6.80%
60 to 64 years	24,862	2.58%	27,972	2.91%	52,834	5.49%
65 to 74 years	28,182	2.93%	33,736	3.50%	61,918	6.43%
75 to 84 years	15,186	1.58%	21,287	2.21%	36,473	3.79%
85 years and over	5,885	0.61%	10,999	1.14%	16,884	1.75%
	462,272	48.01%	500,605	51.99%	962,877	100.00%

Employment

Montgomery County's highly trained workforce includes nearly sixty percent of adult workers with bachelor's degrees or higher, creating a choice of well qualified analysts, engineers, research scientists and technicians for local companies. Montgomery County leads the State of Maryland and the nation's ten largest metropolitan areas in high technology employment. Nearly half of Montgomery County's private employers are in high technology fields. As of 2016 employment was reported at 424,372 with a labor force of 523,882. Montgomery County has experienced a jobless rate of 3.3 in December 2017, which is among the lowest in the country. Montgomery County's employment growth has consistently exceeded all other jurisdictions in the State of Maryland. Information Technology and Biotechnology lead job growth in the county. The largest employer in the county is the federal government. Two federal agencies, The National Institutes of Health, and the Naval Medical Command employ the most people. The largest private sector employers are Marriott International, Adventist Health Care, Giant Foods, Inc., and Verizon.

Household Size

The average household size in Montgomery County was 2.66 in 2000 and 2.65 in 2005 and reported in 2010 as being 2.64, has increased to 2.67 in 2015, and is projected to decrease to 2.55 by 2030.

Housing Market

Approved 2010 to 2014

	Number	Percent
Mixed use:	20,651	90
Residential only:	2,157	10
Total:	22,808	100.0

Commercial Completions:

	Square Feet	Percent
Mixed use projects GFA	7,437,451	68.4
Non Residential only GFA	5,085,255	31.6
Total	1,154	100.0

(Montgomery County Planning Department May 2015)

Education: (2013-2014)

County Elementary Schools	132 plus one charter school
Number of students:	73,092
Total Allocated Cost:	$682,278,641.00
County Middle Schools	38
Number of students:	32,125
Total Allocated Cost:	$314,457,375.00
County High Schools	25 plus High School of Technology
Number of students:	44,802
Total Allocated Cost:	$420,639,589.00

Hotels and Tourism (Chamber of Commerce)

Number of Hotels/Motels	39
Number of Bed and Breakfasts	2
Number of Campgrounds	3
Extended Stay Facilities	9

Hospitals

Holy Cross Hospital
Kessler-Adventist Rehabilitation Hospital
Montgomery General Hospital
Shady Grove Adventist Hospital
Suburban Hospital
Washington Adventist Hospital

Transportation

Highways:

Montgomery County has a highway system developed through a network of interconnecting major arterial and secondary highways. U.S. Route 29 runs between Baltimore and Washington, D.C. I-270 connects Washington D.C. and Frederick, Maryland, where it joins I-70, which in turn connects with the Pennsylvania Turnpike. The Capital Beltway (I-95/495) rings the city of Washington and integrates the entire Washington metropolitan area. The sixty-six mile expressway interchanges with U.S. 29 and I-270, providing easy access to points outside the county.

Although not inside county boundaries, U.S. 1, the Baltimore-Washington Parkway, and I-95 all connect Washington with Baltimore and are easily accessed from Montgomery County.

Transportation

The Metro System is a network of rapid rail facilities serving the D.C. metropolitan area. The "Red Line" of this Metro System services Montgomery County, running from Gaithersburg to Metro Center in Washington, D.C. and the Glenmont Metro Center.

The Chessie System provides commuter service between Brunswick, Maryland, and D.C., stopping at principal locations within the county. The Amtrak Metroliner provides high-speed passenger service between D.C. and New York, with stops in major cities along the way. The Chessie System provides daily freight service in the county. Additionally, three other companies operate in the

metro area.

Bus Service:

Public transit facilities are provided by the Washington Suburban Sanitary Commission through a region-wide Metrobus system as well as a locally-oriented Montgomery County government-operated service known as RIDE-ON.

Airports:

Baltimore-Washington International Airport is about 45 minutes from Rockville, the county seat. Reagan Washington International Airport lies about 22 miles southeast of Rockville, and Dulles International Airport lies approximately 26 miles southwest.

Given Montgomery County's location immediately north of the District of Columbia and its established population and employment centers, Montgomery County is anticipated to continue increasing in desirability and value for all types of real property over the long term.

Area Analysis:

Land Area	497 square miles
Water Area	10 square miles
Parkland	28,435 acres

(Source: Montgomery County, Office of Economic Development).

5. Neighborhood Analysis:

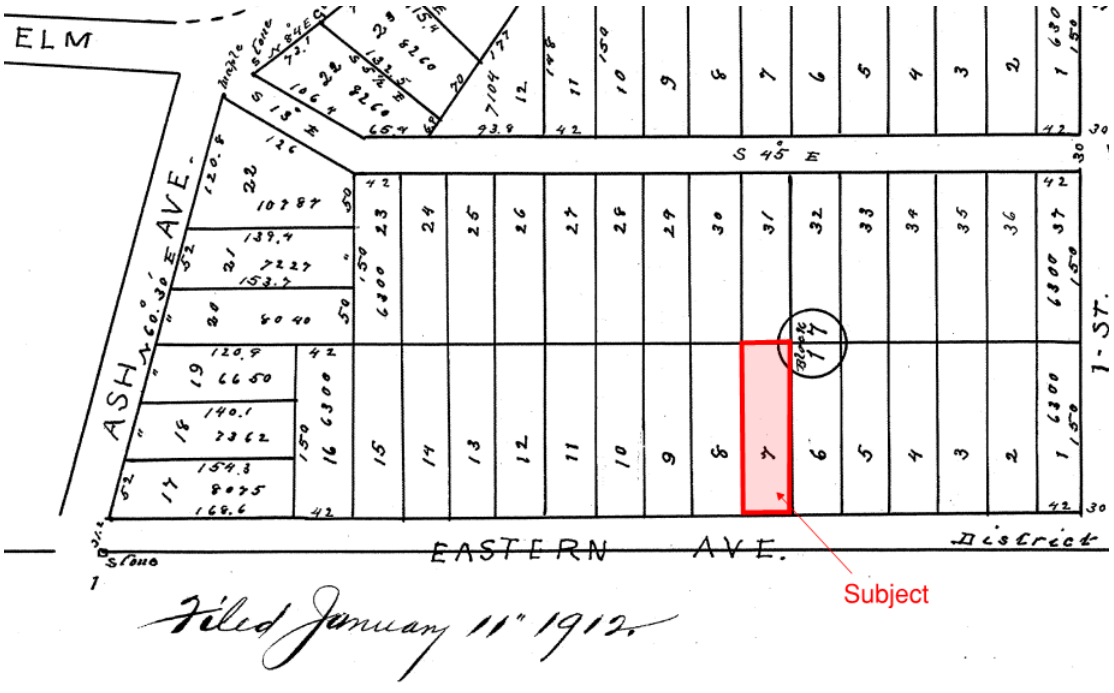
The subject property is located just inside the Takoma Park city limits in eastern Montgomery County. The City of Takoma Park was located in both Prince George's County and Montgomery County adjacent to the District of Columbia. The City limits of Takoma Park were annexed entirely into Montgomery County on July 1, 1997. Takoma Park consists of 2.08 square miles of land and 0.01 square miles of water. The census of 2014 indicated that Takoma Park consists of 17,670 people, 6,589 households and 3,904 families residing within the city. Takoma Park is bounded by downtown Silver Spring, Maryland, a major urban center to the northwest, by Montgomery

College campus; East Silver Spring, a community of houses, apartments and small shops, along Flower Avenue and Piney Branch Road, to the north; Langley Park, Maryland, a community of apartments and shopping centers, along University Boulevard to the northeast; Chillum, Maryland, in Prince George's County to the southeast, bounded by New Hampshire Avenue, a state highway; and Takoma, Washington, D.C. to the southwest, separated by Eastern Avenue, which follows the District of Columbia line. The corner of Eastern and Carroll Avenues roughly marks the center of the old commercial district. Other town centers include: "Takoma Junction", the corner of Carroll Avenue and Route 410 in the geographic center of town, home to the city's large food co-op; Takoma-Langley Crossroads in downtown Langley Park, and the Flower shopping district, both of which are home to many immigrant-owned establishments. Takoma Park's municipal center is located at the corner of Maple Avenue and Route 410. Washington Adventist University marks the corner of Carroll and Flower Avenues. Residential development is primarily older, lower to median value detached dwellings and multi-family dwellings. There is commercial development found along New Hampshire Avenue. Additional shopping is available nearby at Langley Park, Silver Spring, and Prince George's Plaza. The University of Maryland lies 3 miles to the northeast. All schools, shopping, places of worship, recreational and public facilities are within close proximity.

6. Description of Land:

The subject property is located on Montgomery County Tax Map JN41 as Lot 6 in Block 17 of "Pine Crest" Subdivision of Takoma Park. The subject property has a reported area of .145 +/- acres or say 6,300 +/- square feet according to the Maryland Department of Assessments and Taxation. The subject property is shown on a plat located in Montgomery County Land Records in Plat Book 2, Plat 145 of "Part of Pinecrest Subdivision," dated January 11, 1912, prepared by

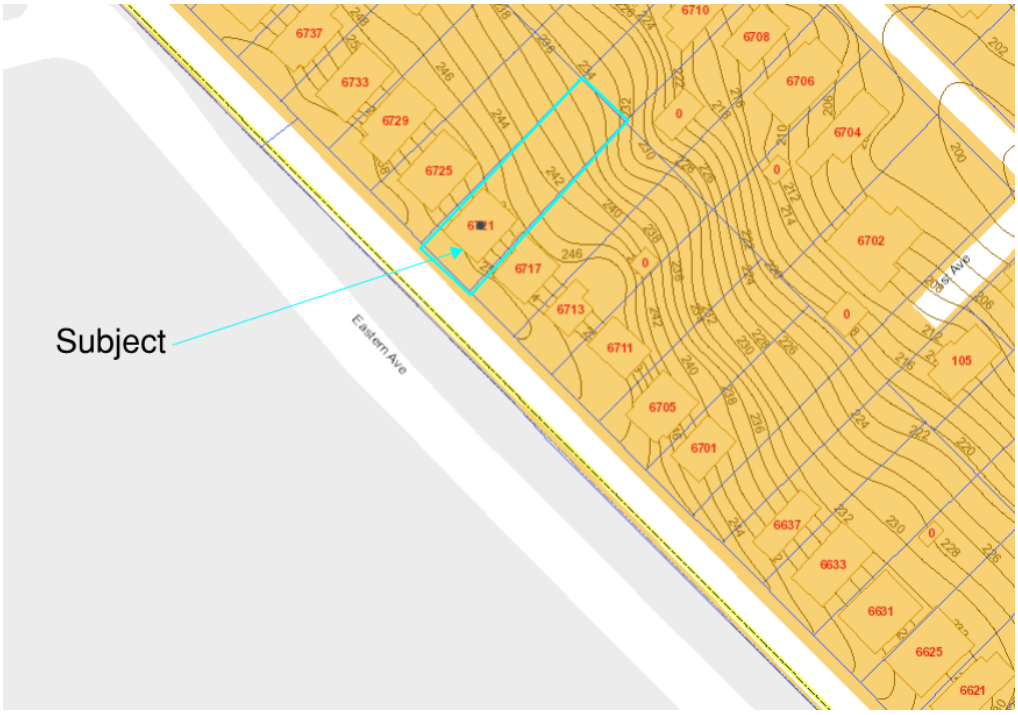
Geo Jackson. The plat indicates the subject property enjoys 42.00 +/- feet of road frontage on the northwest side of Eastern Avenue. The maximum depth of the subject property is 150.00 +/- feet and can be described as more or less regular in shape. The District of Columbia line is directly in front of the property, across the street on the south side of Eastern Avenue. The subject property can be described as mostly wooded, particularly in the back yard. The property backs to other residential lots within the Pinecrest Subdivision of Takoma Park. The topography of the property can be described as gently sloping down from the southwest side of the lot along Eastern Avenue down to the northern boundary line of the property. The highest point on the property is on the southwest side, adjacent to Eastern Avenue at approximately 258 +/- feet above sea level, down to the lowest point on the northeast corner of the property, 232 +/- feet above sea level. A copy of the tax map, topographical map, and aerial photo of the subject property are shown below and on the following page.



Tax Map of Subject Property



Aerial Photo of Subject Property



Topographical Map of the Subject Property

7. Soils and Flood Plain Data:

The information on the soils was obtained from the United States Department of Agriculture – Natural Resources Conservation Service Web Site for Montgomery County, Maryland.



Soils Map Montgomery County, Maryland

Map Unit: 57C—Chillum silt loam, 8 to 15 percent slopes

Component: Chillum (100%)

The Chillum component makes up 100 percent of the map unit. Slopes are 8 to 15 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Floodplain Data:

According to the Flood Insurance Rate Maps for Montgomery County, issued by the Federal Emergency Management Agency, the subject property is located on Map 24031C0460D revised

September 29, 2006. The subject property appears to be located in Zone X, outside the 100-year floodplain.



FEMA Flood Map 24031C0460D of Subject Property

8. Description of Improvements:

The subject property contains a 2 story residential dwelling reported to contain 1,668 +/- square feet of living area. According to tax records, the subject property has 3 bathrooms, an 834 +/- square foot basement and was built in 1918.

9. Utilities:

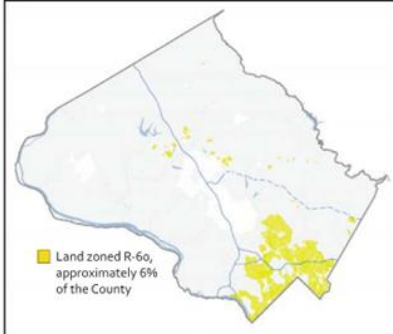
The property is serviced with public water and public sewer. The property also has electric, telephone and cable.

10. Zoning:

The subject property is zoned R-60.

R-60(current) to R-60(proposed) Zoning Comparison

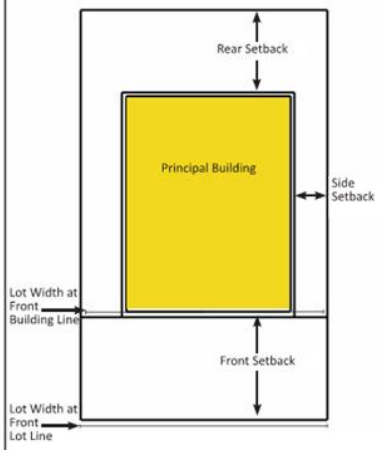
The intent of the R-60 zone is to provide designated areas of the County for moderate density residential uses. In the R-60 zone, the predominant use is residential in a detached house.



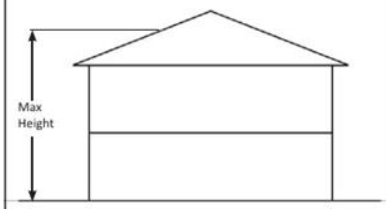
Existing development in the R-60 zone



Illustrative Depiction of Standards for Detached House Building Type



Side Section of Structure (Principal Building)
Height is proposed to be measured from the average grade to the mean height level between eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface of a flat roof.



Standard Method of Development for Detached House Building Type

A. Lot	R-60 (current)	R-60 (proposed)
Lot Area (min)	6,000 SF	6,000 SF
Lot Width (min)		
At front building line	60'	60'
At front lot line	25'	25'
B. Placement		
Principal Building (min)		
Front setback	25'^	25'^
Side street setback	15'	15'
Side setback	8'	8'
Sum of side setbacks	18'	18'
Rear setback	20'	20'
Coverage (max)		
All roofed buildings and structures	35%*	35%*
C. Height		
Principal Building (max)		
Measured to highest point of a flat roof	35'**	35'**
Measured to mean height between eaves and ridge of a gable, hip, mansard, or gambrel roof	30'**	30'**

^ Subject to Established Building Line
* ZTA 08-11 (current) or Residential Infill Compatibility standards (proposed Sec. 4.4.3) apply
** 40' if approved by Planning Board through site plan

Accessory Structures

For development standards regarding accessory structures, see Accessory Structures Fact Sheet on the other side of this page.

Zone	R-60 Residential, one-family, detached
Area Requirement	Minimum lot size 6,000 sq. ft
Maximum Coverage	35% including accessory buildings. **See Page 2 for infill development & lot coverage.
Minimum Front Setback	25 ft. or established building line (EBL), whichever is greater. EBL is not required for additions, only for new one-family dwellings.[1]
Minimum Side Setback	Total 18 ft.; one side 8 ft. Lot recorded before 1/1/54, 7 ft. each side. Lot recorded prior to 10/28/30 and if lot width is at least 40 ft. but less than 50 ft., 5 ft. each side. Lot recorded before 3/16/28, if lot width is 40 ft. or less, 5 ft. each side.
Minimum Side Street Setback	Abutting lot fronts on the Side Street and is in a Residential Detached Zone 25 ft. Abutting lot Does Not front on the Side Street or is not in a Residential Detached Zone 15 ft.
Minimum Rear Setback	20 ft. Lot recorded between 9/30/41 - 12/31/53 minimum average depth of rear setback is 20 ft. but in no case less than 15 ft. at any one point.
Minimum Lot Frontage	60 ft. at front building line. 25 ft. at street line.
Maximum Building Height	35 ft. to roof peak or 30 ft. to mean height between eaves & ridge of gable, hip, mansard or gambrel roof.
Accessory Buildings The footprint of an accessory building must not exceed 50% of the footprint of the main building (one-family detached dwelling) or 600 sq/ft whichever is greater. This limit does not apply to a building accessory to an agricultural use. Any accessory building or structure used for the housing, shelter, or sale of animals or fowl other than a household pet must be a minimum of 25' from a lot line and a minimum of 100' from a dwelling on another lot.	Rear yard only. 20 ft. maximum height, measured to the highest point of roof surface. • 60 ft. Front Setback • 25 ft. Side Street Setback, abutting lot fronts on the side street and is in a residential detached zone • 15 ft. Side Street Setback, abutting lot does not front on the side street or is not in a residential detached zone • 5 ft. Side setback[2, 3] • 10 ft. Rear on a Corner lot where abutting lot fronts on the side street and is in a residential detached zone • 5 ft. Rear setback, if not otherwise addressed[2, 3] Town of Garrett Park call 240-777-6240 for info
Remarks	[1]See Established Building Line Methods on DPS website. [2]Additional setback required if length of bldg. along a rear or side lot line has linear dimension greater than 24 ft., side or rear setback is increased 2 ft. of setback for every 2 ft. that the bldg. dimension exceeds 24 ft. This does not apply to swimming pools. [3]Additional setback required if bldg. ht. is greater than 15 ft. (measured to mean height between eaves and ridge of roof) then side & rear setback is increased 2 ft. of additional setback for each foot of height over 15 ft.

INFILL DEVELOPMENT

Your project is considered infill development if the following apply:
The lot was created:
-By a plat recorded before January 1, 1978; or
-By a plat of resubdivision that created fewer than 6 lots from a lot previously created by a plat recorded before January 1, 1978;
-the lot is less than 25,000 square feet in area AND

The construction proposed is:
-A new detached house, OR
-demolition is more than 50% of the existing floor area of all floors of the dwelling; OR
-addition is more than 50% of the existing floor area of all floors of the dwelling.

INFILL DEVELOPMENT LOT COVERAGE-

definition:
Area that may be covered by any building, including any accessory building, and any weather-proofed floor area above a porch. This does not include any bay window, chimney, porch, or up to 240 sq.ft. of a detached garage if it is less than 350 sq.ft. of floor area and less than 20 ft. in height.

Maximum Coverage for Infill Development Lots

Lot area less than 6000 sq.ft.	30%
Lot area equal to or greater than 6000 sq. ft. but less than 16, 000 sq. ft	30% minus .001 multiplied by the square foot of a lot area over 6000 sq. ft. See EXAMPLE below
Lot area equal to or greater tan 16,000 sq. ft.	20%

EXAMPLE:

Your lot size is	9458 sq. ft.
Minus	- 6000 sq. ft.
Equals	3458 sq. ft.
Multiply times	.001
Equals	3.45 percent
Base Coverage	30.00 percent
Minus	3.45 percent
Equals	26.55 percent

This is the new maximum amount of lot coverage for this lot.



11. Assessment/Tax Information:

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 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.

The 2019 real estate taxes and assessments for Lot 6 of Block 17 of Pinecrest as shown by the Maryland Department of Assessments and Taxation is shown in the assessment account as follows:

Tax Map JN41, Block 17, Lot 6

Tax ID: 16-13-01070268

Tax Year: 2019

Land:	$ 301,200.00
Improvements:	$ 212,800.00
Total:	$ 514,000.00
Taxes:	$ 7,893.00

The subject property is located in Montgomery County, with a tax rate of $1.11 per $1,000.00 in assessed value.

12. 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 the 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. In 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 subject property is a building lot that can support a single family residence.

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, APFO, etc., must be analyzed as they could preclude or restrict many uses that might otherwise produce the highest and best use. The present use of the subject property with a single family residence appears to be legally permissible.

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 an attractive return on investment capital, while servicing operating and financial expenses, it is not a financially feasible use. The present use with a single family residential dwelling is considered financially feasible and creates wealth maximization.

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 a property's highest and best use.

Highest and Best Use as Vacant:

The subject property is zoned R-60, contains 6,300 +/- square feet of land and is a recorded lot in the land records of Prince George's County. (Prior to Takoma Park Annexation to Montgomery County, on July 1, 1997) The highest and best use of the subject property is the full development of the property within the R-60 zoning of Montgomery County with a single family residential dwelling.

This use appears to be physically possible, legally permissible, financially feasible and will create wealth maximization.

Highest and Best Use as though Improved:

The highest and best use of the subject property as improved is for the continued present use of the improvements on the subject property for the remaining economic life of the improvements or

until demand warrants redevelopment within the R-60 zoning ordinance of Montgomery County Maryland.

13. Present Use:

The subject property is improved with a single family residential dwelling reported to contain 1,668 +/- square feet of living area and built in 1918.

14. Purpose of the Appraisal:

The purpose of the appraisal is to estimate the fair market value of the proposed perpetual easement acquisition containing 840 +/- square feet and a temporary easement acquisition containing 420 +/- square feet from the subject property, as of the date of inspection, September 26, 2019.

The fee simple estate is defined by the Dictionary of Real Estate Appraisal as being the "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."

15. Function of Appraisal:

The function of this appraisal is to assist the Washington Suburban Sanitary Commission (WSSC) in evaluating the subject property for a proposed perpetual easement and proposed temporary easement acquisition. The intended user is the Washington Suburban Sanitary Commission (WSSC) and/or their designated representatives. The intended use of the appraisal is to provide the WSSC with a basis for negotiations relating to the proposed perpetual easement acquisition and proposed temporary easement acquisition from the subject property. Any use other than for acquisition purposes is prohibited without the written consent of the appraiser. The appraiser

reserves the right to review and/or revise the appraisal in the event of any material changes in the underlying facts and assumptions, as such changes may render the appraisal null and void.

16. Scope of the Appraisal:

The scope of this appraisal includes the inspection of the subject property. The intended users are The Washington Suburban Sanitary Commission (WSSC) and/or their designated representatives. The intended use of the appraisal is to provide the Washington Suburban Sanitary Commission (WSSC) with a basis for negotiations relating to the possible acquisition of the subject property. This appraisal report is being written in a narrative appraisal report format in reporting the results of the appraisal assignment, as defined in USPAP Standard Rule 2-2(b). The direct sales comparison approach to value is considered to be the most applicable when valuing vacant and unimproved properties and considered to be the most applicable when valuing improved single family properties. The income approach and the cost approach to value was considered, but not employed as they are typically used for valuing commercial and industrial improved properties. Since the majority of the residential properties are owner occupied the income approach was once again considered, but not employed due to limited data being available. The cost approach was considered, but not employed due to the property being built in 1918. In conducting the appraisal report the data collection sources for comparable sales data was obtained through county recorded data and/or multiple listing data, Costar from 2014 to current. The sales data was researched within the immediate election districts, and surrounding election districts considered having similar locational characteristics. Data verification was provided through land records, buyer, seller, broker, settlement attorney, or a combination thereof. Lease information, if necessary, was compiled from the appraiser's files, brokers, leasing agent, or by contacting landlords/tenants of similar properties located through inspection of the neighborhood. Additional data relied upon for the valuation of

this property include the review of FEMS Flood Plain Maps, GIS maps, County Tax Maps, County zoning ordinance and subdivision regulations, along with other various publications and information. The appraisal as prepared is for the purposes of estimating the fair market value of the property as described previously in this appraisal report. The final conclusions and values are based upon the adjustment of the sale properties for dissimilar characteristics in comparison to the subject property.

17. Environmental Audit:

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, the market value could be adversely affected. The evaluation herein is based upon the assumption that there are no environmental conditions affecting the subject property that would have a negative impact on value. The appraiser generally recommends that any contract of sale for the purchase of real property be made contingent upon an environmental audit, so as to enable the buyer to properly assess the impact of same, if any.

18. Fair Market Value:

"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."

Source: Maryland Real Property Code Ann. §12-105(b).

19. 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 sketch 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 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 or administrative authority from any local, state or national 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 of 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 hazards (ie: 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 appraisers have 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 not found to comply with one or more of the requirements, this could have a negative impact upon the value of the property.

18. This appraisal is based upon the plats and plans provided by the client. Should an additional engineering study be completed that provides information that is different than what has been described could render this appraisal invalid. Should the engineering study indicate a use that is

different than described in this report your appraiser reserves the right to review and revise this appraisal report which could render this appraisal invalid.

19. An assumption and condition that the appraiser is required to comply with assumes that the "after" value is based on the premise that the proposed acquisition from the subject property is completed as of the effective date of the appraisal in accordance with the WSSC drawing entitled, "Schedule B Easement for Sewer and Appurtenances Across the Property of James Randolph Henderson and Dorothy E. Henderson", Sketch No. A-28962.

20. Competency Provision:

Every effort has been made through education and related work experience to comply with the "competency" provision in the Uniform Standards of Professional Appraisal Practice. (USPAP, Section I-4, Competency Provision).

21. Jurisdictional Exception:

The State of Maryland is subject to federal and state laws specifying how certain valuation issues are addressed (See federal regulation at Title 49 C.F.R. Section 24.103 and Maryland Law on Real Estate Section5-201). Paragraph 5c of the federal regulations states, in part, that "the appraiser shall disregard any decrease or increase in the fair 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. In the case of a partial acquisition in Maryland, special benefits as a result of the project can only offset damages to the remainder and not to the part taken." As no eminent domain proceedings are involved in the scope of this appraisal report the jurisdictional exception is not applicable.

22. Hypothetical Conditions:

A hypothetical Condition is an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. 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.

23. Extraordinary Assumptions:

An assumption, directly related to a specific assignment, as of the effective date of the assignment results which, if found to be false, could alter the appraiser's opinions or conclusions. For example, if hazardous materials are located on the property, and the appraiser is instructed not to consider their impact in the appraisal report, an extraordinary assumption exists. Beyond the defined hypothetical conditions noted above, no extraordinary assumptions are included in this appraisal report. Given the potential effects extraordinary conditions can have upon an estimate of market value, readers are cautioned to have a clear understanding of the context in which such assumptions are invoked in an appraisal assignment.

24. 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 marketing time is consistent with the exposure time, which is estimated at 4 months to 6 months.

25. Environmental Audit:

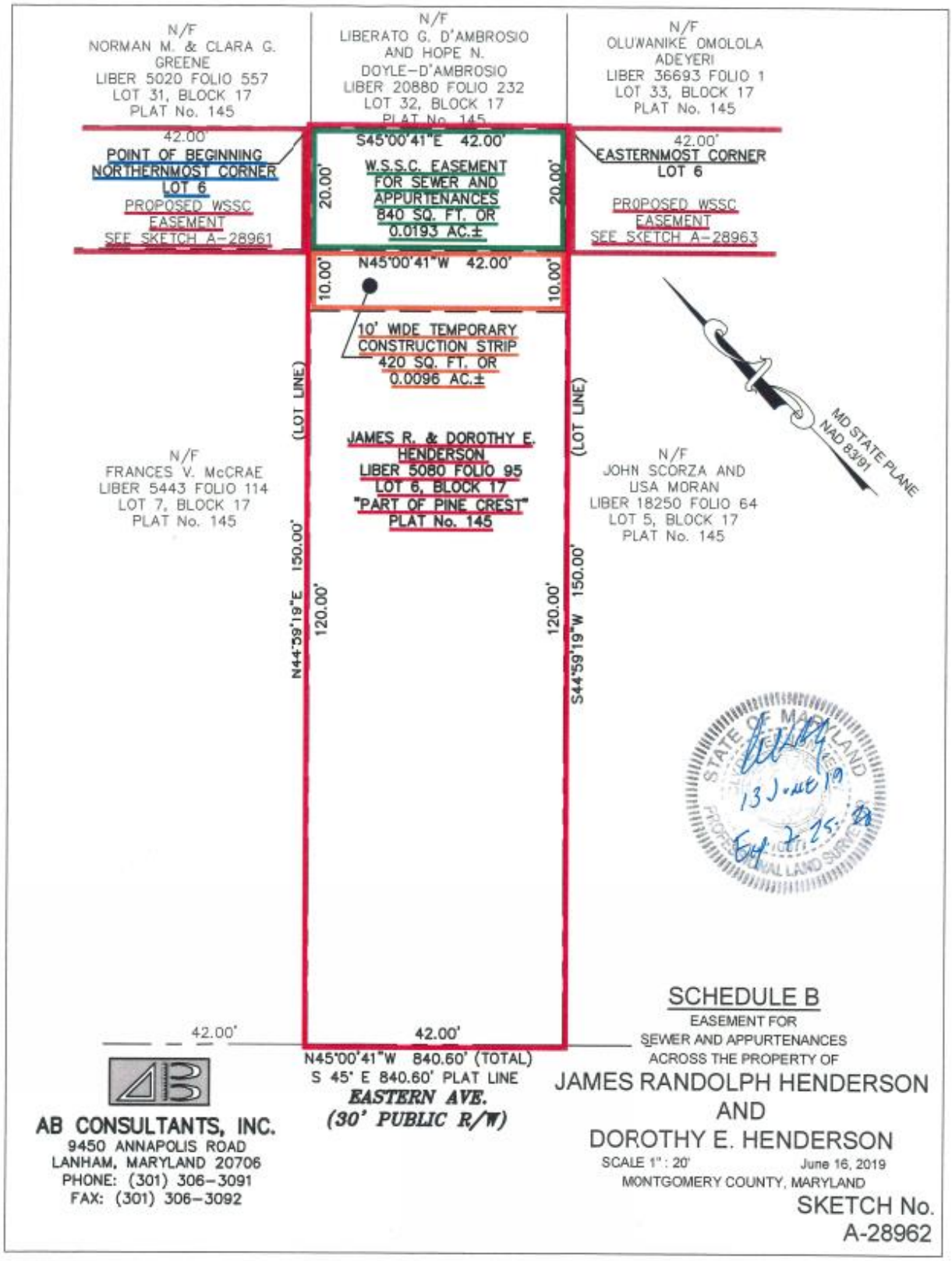
This appraiser has not had the benefit of an environmental audit of the subject site in order to determine the effect upon the value of any adverse environmental conditions such as gas or oil contamination, or any nuisances affecting the subject property. Depending upon the quantity of such influences on a property, the market value could 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. This appraiser generally

recommends that any contract of sale for the purchase of the subject property be made contingent upon an environmental audit, so as to enable the buyer to properly assess the impact of same, if any.

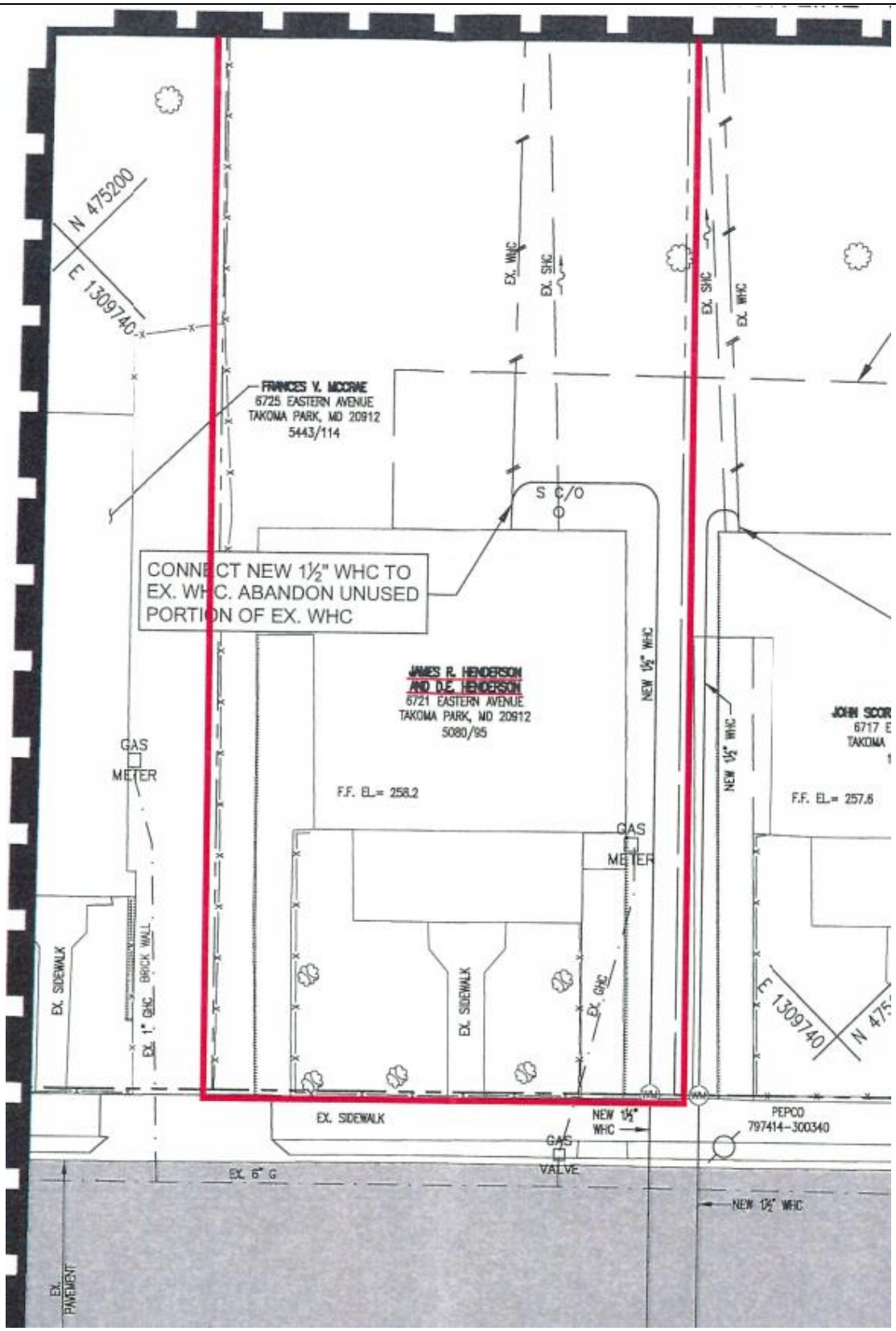
26. Area of Acquisition:

The Washington Suburban Sanitary Commission desires to acquire in the form of a perpetual easement 840 +/- square feet or say 0.0193 +/- acres and a temporary easement containing 420 +/- square feet or say 0.0096 +/- acres. The proposed acquisition is shown on a plat prepared by AB Consultants, Inc., dated June 16, 2019, Titled "Schedule B Easement for Sewer and Appurtenances Across the Property of James Randolph Henderson and Dorothy E. Henderson," Sketch No. A-28962. According to the proposed acquisition plat and construction drawings, the purpose of the acquisition of a WSSC easement for water, sewer, and appurtenances is for the installation of an 8 inch sewer line. The easement can be described as more or less regular in shape, having a width of 42 +/- feet and a depth of 20 +/- feet and is located on the northwestern end of the property. The temporary easement is located directly southwest of the perpetual easement and can be described as more or less regular in shape, having a width of 42 +/- feet and a depth of 10 +/- feet.

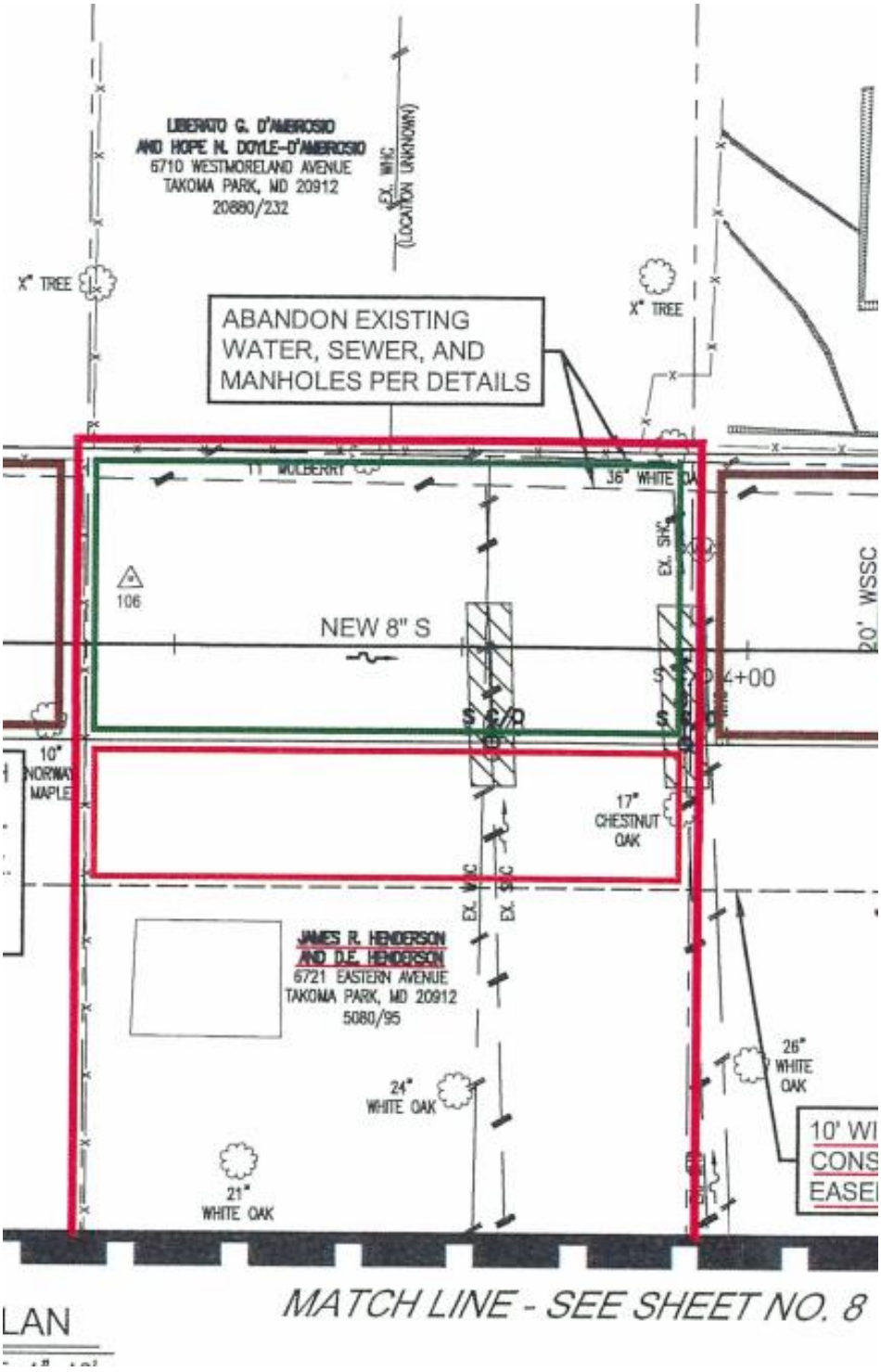
A copy of the proposed acquisition plat is shown on the following page.



Acquisition Plat of Subject Property



Construction Drawing of Acquisition



Construction Drawing of Acquisition

27. Effect of Acquisition:

Since this is a perpetual easement, the land area prior to the acquisition will be unchanged after the proposed 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 easement is reported to contain a total area of 840 +/- square feet, it is the appraiser's opinion the value/utility of the 840 +/- square feet of land located in the rights of ways is reduced by 50% of the proposed right of way. The current fee simple owners 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. The proposed temporary easement containing 420 +/- square feet, is to be used only during the period of construction for the purpose of installation of the sewer line within the perpetual easement area and construction access and at the termination of the construction all rights hereby acquired by WSSC shall then terminate and revert to the property owners. While the proposed temporary easement is reported to contain a total area of 420 +/- square feet, it is the appraiser's opinion the value/utility of the 420 +/- square feet of land located in the rights of ways is reduced by 10% of the proposed right of way. 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.

28. Valuation:

Methodologies of Valuation: 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, Third Edition, published by the Appraisal Institute, the three basic approaches to value are described as follows:

Sales Comparison Approach: is an approach through which an appraiser derives a value indication by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison and making adjustments, based on the elements of comparison, to the sale prices of the comparables.

Cost Approach: is an approach through which an appraiser derives a value indication of the fee simple interest in a property by estimating the current cost to construct a reproduction of or replacement for the existing structure, deducting for all evidence of accrued depreciation from the cost new of the reproduction or replacement structure, and adding the estimated land value plus an entrepreneurial profit. Adjustments may be made to the indicated fee simple value of the Subject Property to reflect the value indication of the property interest being appraised.

Income Approach – Income Capitalization Approach: is 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.

All three approaches to value were considered the cost approach, market approach and income approach.

DIRECT SALES COMPARISON

APPROACH – VACANT LOT

Direct Sales Comparison Approach to Value

The Sales Comparison Approach is a process of correlation and analysis of recently sold similar properties. The reliability of this technique is dependent upon, (A) the degree of comparability of each property with the property under appraisal, (B) the time of sale, (C) the verification of the sale data, and (D) the absence of unusual conditions affecting the sale.

The following items of comparison have been considered by this appraiser with regards to these comparable sales: The date of the comparable sale, the size of same, its relation to the subject property with regards to topography, highest and best use, availability of public services, such as public utilities, transportation, school, police and fire protection, and other factors that affect value and aid this appraiser in arriving at a market value estimate when comparing the subject with the sales listed at the end of this appraisal report, (Appraisal Terminology and Handbook, American Institute of Real Estate Appraisers).

Definition and Analysis of the Larger Parcel:

Defined in "The Dictionary of Real Estate Appraisal." In governmental land acquisitions, 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. In federal and some state cases, however, contiguity is sometimes subordinated to unitary use. The subject property totaling 6,300 +/- square feet of land represents the larger parcel.

The direct Sales Comparison Approach is often referred to as the "substitution principle." In implementing the substitution principle, comparable sale properties are substituted for the subject property and then adjusted for dissimilar characteristics. The subject property is the standard, with adjustments for dissimilar characteristics applied to each sale, if warranted.

In valuing the subject property, the price per lot is considered to be the most appropriate unit of measurement. Subsequently, the sales employed were converted to a price per lot as this is the most common unit of comparison on a sale, lease, or cost basis in raw land valuations. The price per lot is obtained by dividing the sales price by the number of lots in the comparable sale. Upward adjustments were made to the unit price when the subject property is judged to be superior. Downward adjustments were made to the unit price when the subject property is judged to be inferior. These adjustments are applied after the unit price is first adjusted for market conditions (time) and financing, if applicable.

Sales Adjustment Grid

Sale	Subject	1	2	3	4	5
Address	6721 Eastern Avenue Takoma Park, MD 20912	6451 Kansas Lane Takoma Park MD 20912	410 Boston Avenue Takoma Park, MD 20912	6614 Allegheny Avenue Takoma Park, MD 20912	7316 Glenside Drive Takoma Park MD 20912	7808 Garland Drive Takoma Park MD 20912
Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Conditions of Sale		Arms Length	Arms Length	Arms Length	Arms Length	Arms Length
Sales Date	Inspection September 2019	3/23/2018	5/26/2017	4/11/2017	4/17/2019	8/7/2017
Zoning	R60	R60	R60	R60	R60	R40
Size	6,300 +/- SF	6,427 +/- SF	6,041 +/- SF	6,300 +/- SF	13,190 +/- SF	7,436 +/- SF
Sales Price	N/A	$280,000.00	$295,000.00	$265,000.00	$250,000.00	$245,000.00
Value of Imp.	N/A	$0.00	$0.00	$0.00	$0.00	$0.00
Land Value	N/A	$280,000.00	$295,000.00	$265,000.00	$250,000.00	$245,000.00
Number of Lots	1 Lot	1	1	1	1	1
Price/Lot	N/A	$280,000.00	$295,000.00	$265,000.00	$250,000.00	$245,000.00
Time	N/A	0%	0%	0%	0%	0%
Adjusted Price/Lot		$280,000.00	$295,000.00	$265,000.00	$250,000.00	$245,000.00
Location	Takoma Park	0%	0%	0%	15%	15%
Size	6,300 +/- SF	0%	0%	0%	-10%	0%
Wooded/Cleared	Cleared	0%	5%	5%	5%	0%
Frontage/Access	Public	0%	0%	0%	0%	0%
Topography	Slightly Sloping	10%	0%	5%	5%	0%
Zoning	R60	0%	0%	0%	0%	0%
Utilities	Public	0%	0%	0%	0%	0%
Other/Shape/ Engineering	Regular	5%	0%	0%	0%	0%
Net Adjustment		15%	5%	10%	15%	15%
Price/Lot		$322,000.00	$309,750.00	$291,500.00	$287,500.00	$281,750.00

The sales used within this appraisal and shown in the sales grid above were considered to be the best indicators of value for the subject property. The sales reflected a range in sales prices on a price per lot from $245,000.00 per lot to $295,000.00 per lot. After adjustments for dissimilar characteristics the sales on a per lot basis indicates a range in values from $281,750.00 per lot to $322,000.00 per lot.

The value of the subject property is estimated at $315,000.00 for the lot.

Or Say $315,000.00 for a 6,300 +/- square foot lot = $50.00 per square foot.

Land Value:							
6,300	sq. ft.	x		$50.00	/sq. ft =	$315,000.00	
Improvements - Contributing Value:						$212,800.00	
Total Before Value:						$527,800.00	
Rounded to:							$527,800.00
Value of rights and easements acquired:							
Perpetual Easement							
840	sq. ft.	x		$50.00	/sq. ft =		
$42,000.00	x	50%		=		$21,000.00	
Temporary Easement							
420	sq. ft.	x		$50.00	/sq. ft =		
$21,000.00	x	10%		=		$2,100.00	
Value of Acquisition:						$23,100.00	
Value of Acquisition: Rounded						$23,100.00	
							-$23,100.00
After Value:							$504,700.00

*The estimated value of the improvements is based upon using the Maryland Department of Assessments and Taxation as a guide in estimating the contributing value of the improvements.

The value of the proposed acquisition from the subject property is estimated at $23,100.00. The metal shed on a concrete foundation, which is shown to be located just outside of the proposed acquisition area and therefore, not included in the acquisition valuation estimate.

Sales Adjustment Explanation:

All adjustments are made to the sale properties on a price per lot where the characteristics between the subject and the sales differ. When estimating the time adjustment the sales were adjusted for the difference between the date of the sale and the date of valuation. After adjustments for time, the sales were adjusted for physical dissimilarities such as location, land size, zoning, utilities, frontage/access, topography and engineering.

Sale #1 is adjusted upwards for topography. The subject has superior topography with less steep slopes indicating an upward adjustment. The sale property was sold with three walls of an

existing dwelling in place to avoid paying impact fees for the future construction of a new dwelling, considered to be sold at a discount to the market, indicating an upwards adjustment for other.

Sale #2 is adjusted upwards for being wooded vs the subject, which is mostly cleared, considered superior for building a residence.

Sale #3 is adjusted upwards for being wooded vs the subject, which is mostly cleared, considered superior for building a residence. The sale is adjusted upwards for topography. The subject has superior topography with less steep slopes indicating an upward adjustment.

Sale #4 is adjusted upwards for location. The location of the subject property is superior to the location of the sale property, closer to neighborhood amenities and the District of Columbia. The sale property is larger than the subject property, indicating a downward adjustment for size, since larger lots generally sell for more than smaller lots. The sale property is adjusted upwards for being wooded vs the subject, which is partially cleared, considered superior for a residential lot to build a house. The sale is adjusted upwards for being steeper sloping vs the subject, which is mostly less sloping, considered superior for building a residence.

Sale #5 is adjusted upwards for location. The location of the subject property is superior to the location of the sale property, closer to neighborhood amenities and the District of Columbia.

29. Correlation:

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 value of the proposed acquisition(s) was based upon the value of the land indicated by the direct sales comparison approach. The replacement cost less depreciation was used to estimate the

value of the on site improvements, if any, within the area of acquisition. Within the area of acquisition, the Marshall and Swift Cost Manual is used to estimate the value of the onsites. The landscaping within the area of acquisition, if any, was valued based upon its contributing value as it relates to the entire property. The income approach to value was considered, but not employed since this is a residential property and the income approach is generally used for commercial and industrial properties.

The estimated market value of the proposed perpetual and temporary easement acquisition from the subject property, under the terms and conditions set forth in this report, as of September 26, 2019, is:

TWENTY THREE THOUSAND ONE HUNDRED DOLLARS

($23,100.00)

This appraisal report is being transmitted in a narrative format. 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.

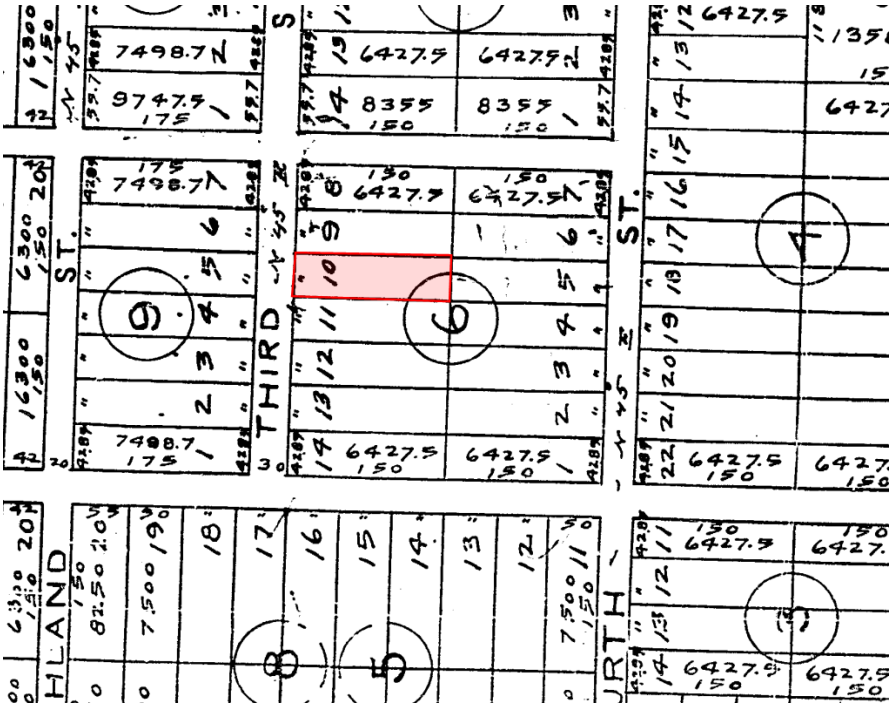
SALES INFORMATION

Sale Number 1:

Grantor:	Lions Mane Financial, LLC
Grantee:	6618 Poplar, LLC
Deed Date:	March 23, 2018
Record Date:	May 22, 2018
Liber/Folio:	56061/59
Tax Account Number:	16-13-03164290
Indicated Consideration:	$280,000.00
Area:	0.17 +/- Acres or say 7,468 +/- Square Feet
Price Per Building Lot:	$280,000.00
Topography:	Sloping, partially cleared
Zoning:	R60
Highest and Best Use:	Single Family Development
Location:	Tax Map JN51, Block 6, Lot 10 Pine Crest Subdivision 6451 Kansas Lane Takoma Park, MD 20912
Sale Verified By:	Bob Buzell – Grantor at Lions Mare Finance
Financing:	Financed $457,000.00 through Lions Mare Financial

Comments:

$280,000.00 for a 0.1480 +/- acre or say 6,427+/- square foot building lot equals $280,000.00 for a building lot. The property is shown in plat book 2 at plat 15 of the "Pine Crest Subdivision" dated August 1909 and prepared by Geo W. Jackson. The property is more or less regular in shape and is shown to enjoy 42 +/- feet of road frontage on the east side of Third Street, now known as Kansas Lane. The property is shown to have a depth of 150 +/- feet. According to Bob Buzzell, the representative of the property for Lions Mane Financial LLC, the property was sold with three walls of an existing house remaining for a "Ground Up Renovation." This allowed the buyer to construct a house and avoid impact fees. Bob Buzzell also indicated the lot was steeply sloping and had poor drainage. All of these factors contributed to a below market price. Lions Mane Financial LLC initially acquired the property from a substitute trustees' sale, prior to foreclosure, from a previous investor for $200,000.00.


THIRD ST.
HLAND
JRTH





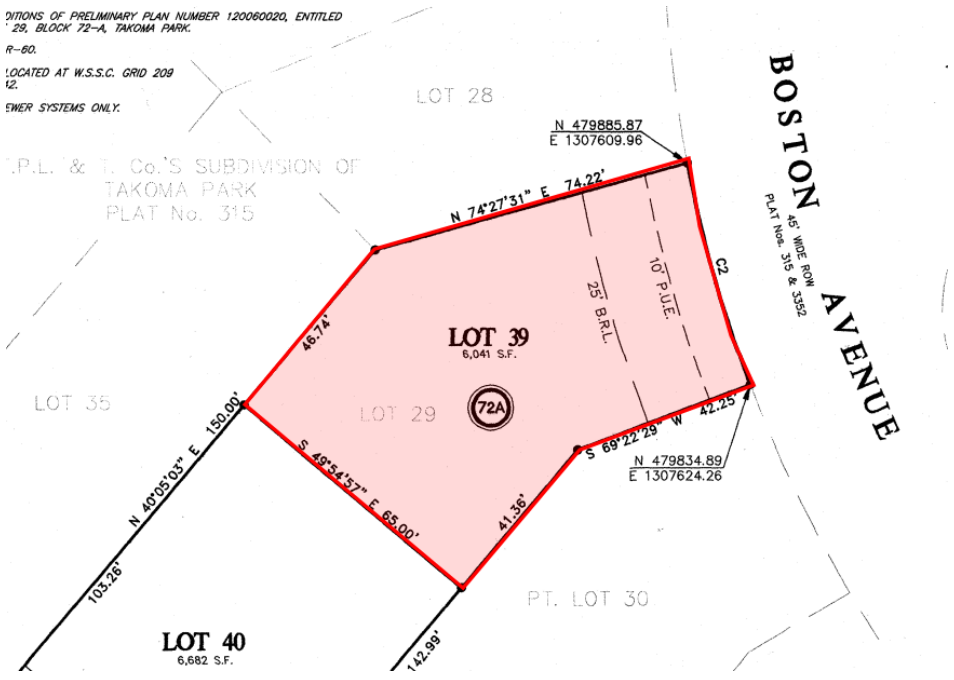
Sale Number 2:

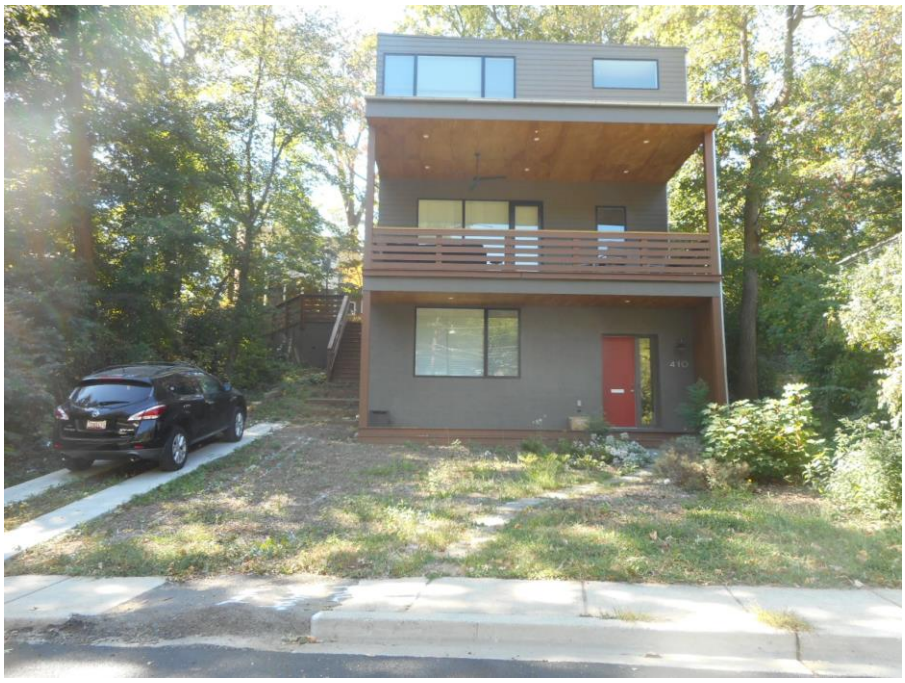
Grantor:	Ryan C. Eargle and Meagan C. Fitzpatrick
Grantee:	Jeffrey T. Dorn Jr.
Deed Date:	May 26, 2017
Record Date:	June 16, 2017
Liber/Folio:	54471/119
Tax Account Number:	16-13-03624954
Indicated Consideration:	$295,000.00
Area:	0.1390 +/- Acres or say 6,041 +/- Square Feet
Price Per Building Lot:	$295,000.00
Topography:	Sloping and wooded
Zoning:	R60
Highest and Best Use:	Single Family Development
Location:	Tax Map JN51, Block 6, Lot 10 Pine Crest Subdivision 410 Boston Avenue Takoma Park, MD 20912
Sale Verified By:	Alice McKenna – Listing Agent
Financing:	Financed $236,000.00 through Old Line Bank

Comments:

$295,000.00 for a 6,041 +/- square foot building lot equals $295,000.00 for a building lot. The property is shown on Plat 23760 "T.P.L. Co's Subdivision of Takoma Park," dated January 2007, prepared by MADDOX Incorporated. According to the plat the property enjoys 53.01 +/- feet of frontage on the southwest side of Boston Avenue, and the property can be described as irregular or "dog legged" in shape with a maximum width of 65 +/- feet. The property was purchased by an investor who cleared the lot, built a house and subsequently sold the property. The topography of the property can be described as being completely wooded and sloping.


Sale


DITIONS OF PRELIMINARY PLAN NUMBER 120060020, ENTITLED
29, BLOCK 72-A, TAKOMA PARK.
R-60.
LOCATED AT W.S.S.C. GRID 209
12.
EWER SYSTEMS ONLY.
LOT 28
T.P.L. & T. Co.'S SUBDIVISION OF
TAKOMA PARK
PLAT No. 315
N 479885.87
E 1307609.96
N 74°27'31" E 74.22'
BOSTON AVENUE
45' WIDE ROW
PLAT Nos. 315 & 3352
C2
10' P.U.E.
25' B.R.L.
46.74'
LOT 39
6,041 S.F.
LOT 35
LOT 29
72A
S 69°22'29" W 42.25'
N 479834.89
E 1307624.26
N 40°05'03" E 150.00'
S 49°54'57" E 65.00'
41.36'
103.26'
PT. LOT 30
LOT 40
6,682 S.F.
142.99'



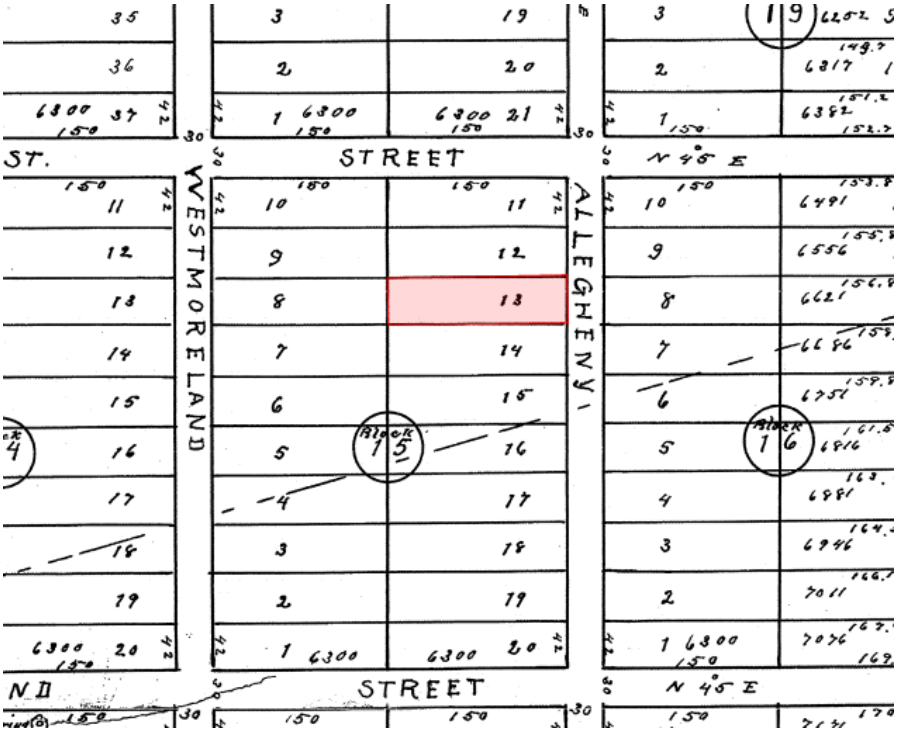
Sale Number 3:

Grantor:	American Pride Properties, LLC
Grantee:	Benjamin Cohen
Deed Date:	April 11, 2017
Record Date:	April 25, 2017
Liber/Folio:	54188/277
Tax Account Number:	16-13-01073923
Indicated Consideration:	$265,000.00
Area:	0.1450 +/- Acres or say 6,300 +/- Square Feet
Price Per Building Lot:	$265,000.00
Topography:	Partially wooded and sloping
Zoning:	R60
Highest and Best Use:	Single Family Development
Location:	Tax Map JN51, Block 15, Lot 13 Pine Crest Subdivision 6614 Allegheny Avenue Takoma Park, MD 20912
Sale Verified By:	Jacques Bankier – Listing Agent
Financing:	No record of financing

Comments:

$265,000.00 for a 6,300 +/- square foot building lot equals $265,000.00 for a building lot. The property is shown on Plat 145 "Part of Pinecrest Subdivision," dated January 11, 1912, prepared by Geo M. Jackson. The property is shown to be regular in shape, 150 feet in depth by 42 feet in width, which also represents the road frontage on the southwest side of Allegheny Avenue. The property is partially wooded and slopes from the northwest to the southeast. Property is zoned R60 and will support future development of one residential dwelling.


Sale


STREET
WESTMORELAND
ALLEGHENY
STREET
N 45° E
N 45° E
Block 15
Block 16



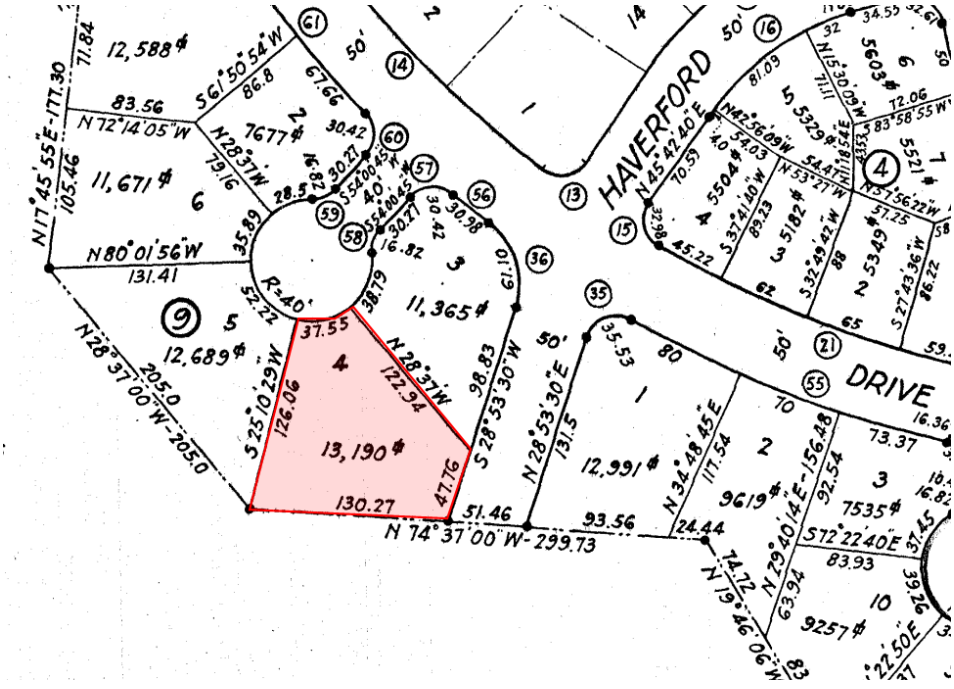
Sale Number 4:

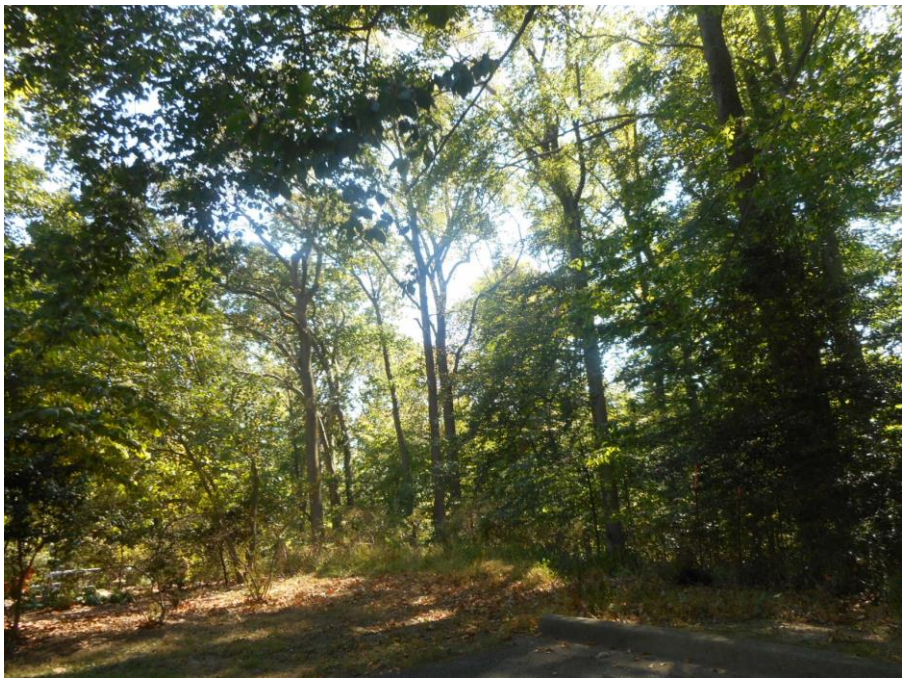
Grantor:	Eric N. Sepler and Joan S. Stevenson
Grantee:	Thomas G. Litke
Deed Date:	April 17, 2019
Record Date:	April 23, 2019
Liber/Folio:	57474/295
Tax Account Number:	16-13-03161536
Indicated Consideration:	$250,000.00
Area:	0.3 +/- Acres or say 13,190 +/- Square Feet
Price Per Building Lot:	$250,000.00
Topography:	Partially wooded and sloping
Zoning:	R60
Highest and Best Use:	Single Family Development
Location:	Tax Map JN62, Block 9, Lot 4 New Hampshire Avenue Highlands 7316 Glenside Drive Takoma Park, MD 20912
Sale Verified By:	Jill Barsky – Listing and Selling agent
Financing:	No record of financing

Comments:

$250,000.00 for a 13,190 +/- square foot building lot equals $250,000.00 for a building lot. The property is shown on Prince George's County Plat Book 7, Plat 72 "New Hampshire Avenue Highlands," dated January 1940, prepared by Dyer & Price. The property is shown to be irregular in shape, on a cul de sac, with 37.55 +/- feet of road frontage and maximum width of 130.27 +/- feet on the south side of the lot. The property backs to a stream bed and municipal park land, towards Becca Lilly Neighborhood Park and Sligo Creek. The lot is completely wooded and slopes to the south and west.


Sale


HAVERFORD
DRIVE
12,588 #
11,671 #
7677 #
11,365 #
12,689 #
13,190 #
12,991 #
9619 #
7535 #
9257 #
5603 #
5504 #
5329 #
5182 #
5349 #
N 74° 37' 00" W - 299.73
N 17° 45' 55" E - 177.30
N 80° 01' 56" W
131.41
N 28° 37' 00" W - 205.0
S 25° 10' 29" W
126.06
130.27
47.76
S 28° 53' 30" W
98.83
N 28° 53' 30" E
131.5
S 61° 50' 54" W
N 72° 14' 05" W
83.56
N 28° 37' W
79.16
S 54° 00' 45" W
40.0'
R=40'
52.22
38.79
37.55
122.94
N 45° 42' 40" E
70.59
N 42° 36' 09" W
54.03
N 53° 27' W
54.41
N 37° 56' 22" W
57.25
S 37° 41' 40" W
89.23
S 32° 49' 42" W
88
S 27° 43' 36" W
86.22
N 34° 48' 45" E
117.54
N 72° 40' 14" E - 156.48
92.54
S 72° 22' 40" E
83.93
N 79° 40' 14" E
63.94
N 19° 46' 06" W
74.72
S 22° 50' E
39.26
N 15° 30' 09" W
71.11
S 83° 58' 55" W
72.06
35.53
24.44
93.56
51.46
45.22
50'
65
62
80
70
73.37
37.45
16.36
16.82
10



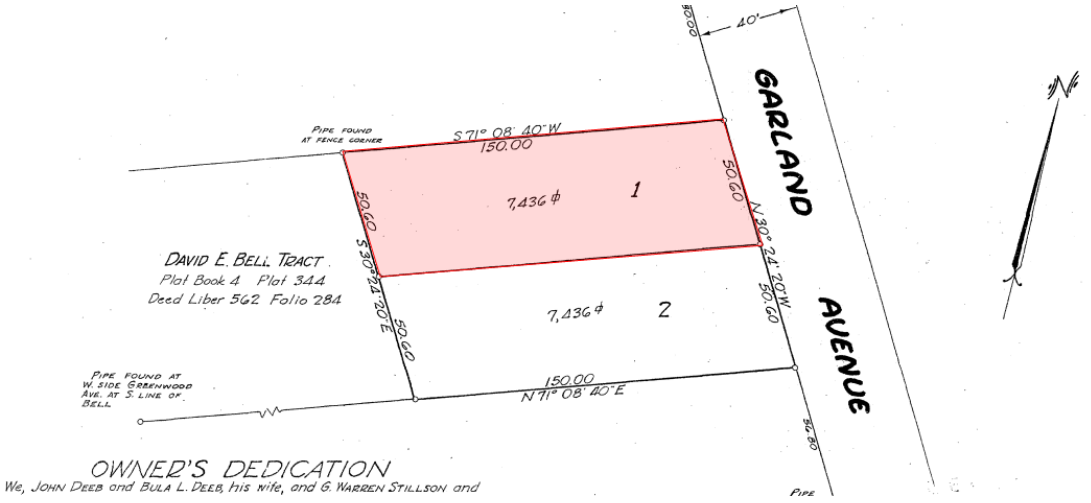
Sale Number 5:

Grantor:	Estate of James McLeod McClurkin
Grantee:	Sun Pacific Capital, LLC
Deed Date:	August 7, 2017
Record Date:	September 18, 2017
Liber/Folio:	55244/365
Tax Account Number:	16-13-00970092
Indicated Consideration:	$245,000.00
Area:	0.17 +/- Acres or say 7,436 +/- Square Feet
Price Per Building Lot:	$245,000.00
Topography:	Partially wooded and sloping
Zoning:	R40
Highest and Best Use:	Single Family Development
Location:	Tax Map JN62, Lot 1 David E. Bell Tract 7808 Garland Avenue Takoma Park, MD 20912
Sale Verified By:	Rachel Adler – Selling agent
Financing:	No record of financing

Comments:

$245,000.00 for a 7,436 +/- square foot building lot equals $245,000.00 for a building lot. The property is shown on Montgomery County Plat 2212 "Lots 1 & 2, David E. Bell Tract," dated July 29, 1948, prepared by Thomas B. McNeill. The property is shown to be regular in shape, with a depth of 150 +/- feet and a width of 50.6 +/- feet, which also represents the frontage on Garland Avenue. Property slopes from the northwest down to the east, towards the creek bed of a tributary of Sligo Creek on the east side of Garland Road. The property is completely wooded and will support development of one residential development right for a single family dwelling. The property was purchased by an investor who built a single family dwelling.


Sale


40'
GARLAND
AVENUE
Pipe found at fence corner
S 71° 08' 40" W
150.00
7,436 ± 1
50.00
N 30° 24' 20" W
50.00
S 30° 24' 20" E
50.00
7,436 ± 2
David E. Bell Tract
Plat Book 4 Plat 344
Deed Liber 562 Folio 284
Pipe found at W. side Greenwood Ave. at S. line of Bell
150.00
N 71° 08' 40" E
50.00
OWNER'S DEDICATION
We, John Deeb and Bula L. Deeb, his wife, and G. Warren Stillson and
Pipe



Sale Also Considered:

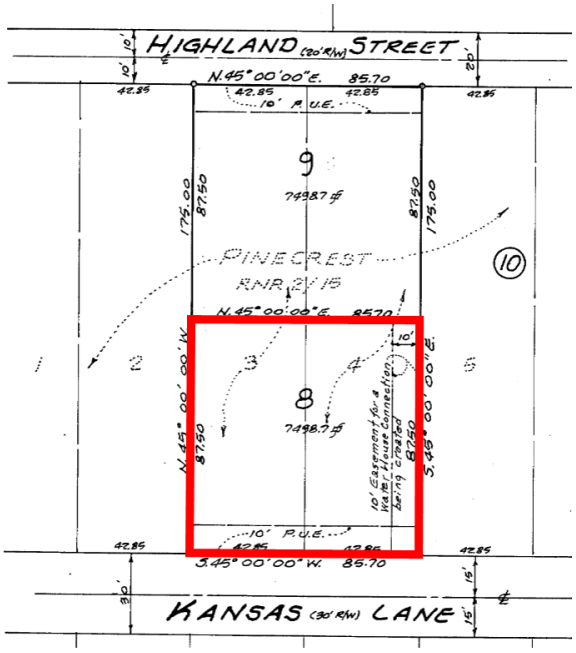
Grantor:	William G. Hyman
Grantee:	6618 Poplar LLC
Deed Date:	April 24, 2015
Record Date:	June 26, 2015
Liber/Folio:	50664/426
Tax Account Number:	16-13-03202397
Indicated Consideration:	$310,000.00
Area:	0.17 +/- Acres or say 7,468 +/- Square Feet
Price Per Building Lot:	$310,000.00
Topography:	More or less level, partially cleared
Zoning:	R60
Highest and Best Use:	Single Family Development
Distance From Subject:	0.26 Miles East
Location:	Tax Map JN51, Block 10, Lot 8 Pine Crest Subdivision 6506 Kansas Lane Takoma Park, MD 20912
Sale Verified By:	Cara Pearlman - Listing Agent Berkshire Hathaway
Financing:	Financed $400,000.00 through DP Capital LLC

Comments:

$310,000.00 for a 0.17 +/- acre or say 7,468+/- square foot building lot equals $310,000.00 for a building lot. The property is shown in plat book VJ 180 at plat 20 of the Pine Crest Subdivision, "Lots 8 & 9, Block 10, A resubdivision of Lots 3 & 4 Block 10 Pine Crest" dated May, 1997 and prepared by W. Stanley Machen Associates, Inc." The property is more or less regular in shape and is shown to enjoy 85.70 +/- feet of road frontage on the north side of Kansas Lane. The property is shown to have a depth of 87.50 +/- feet. According to Cara Pearlman, the listing agent for the property with Compass Realty, the property was sold for more than the list price with multiple offers in a highly desirable location. Originally the property had a house straddling two lots. The house was torn down, the property subdivided, cleared and sold as a ready to build lot with approved home plans. Property was purchased in an arm's length transaction by a developer that lives within the community.



Aerial Photo of Sale Property



Plat of Sale Property



Photo of sale property

Sale Also Considered:

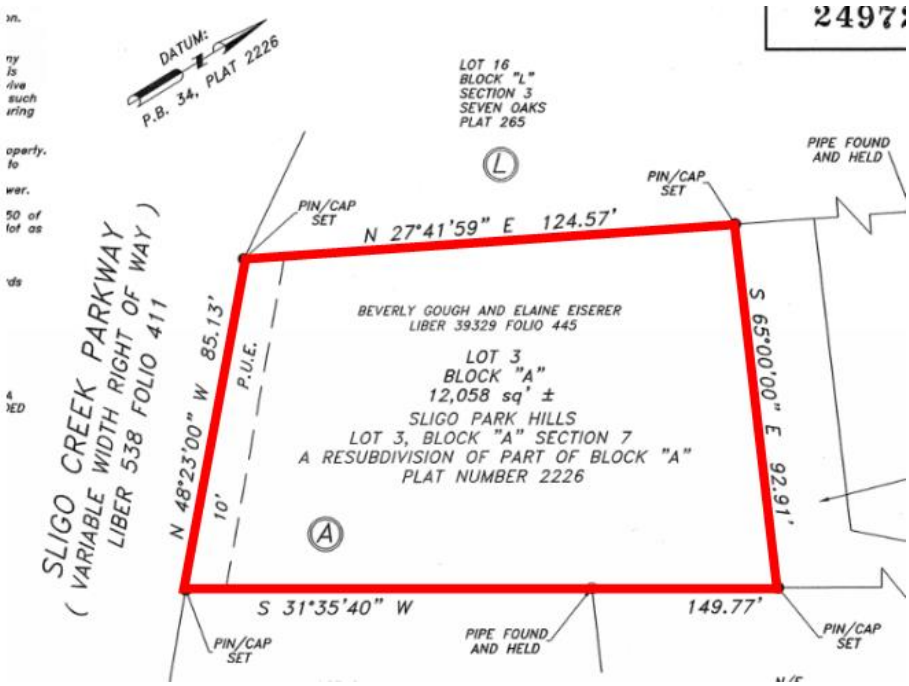
Grantor:	Beverly Gough and Elaine Roberta Eiserer
Grantee:	Robert Conner, LLC
Deed Date:	May 27, 2015
Record Date:	June 15, 2015
Liber/Folio:	47305/376
Tax Account Number:	16-13-01049546
Indicated Consideration:	$275,000.00
Area:	0.28 +/- Acres or say 12,058 +/- Square Feet
Price Per Building Lot:	$275,000.00
Topography:	Gently sloping and partially wooded
Zoning:	R60
Highest and Best Use:	Single Family Development
Distance From Subject:	2.53 Miles North
Location:	Tax Map JP41, Block A, Lot 3 Section 7 Sligo Park Hills 9111 Sligo Parkway Silver Spring, MD 20901
Sale Verified by:	Carole Levin - Listing Agent
Financing:	Financed $206,000.00

Comments:

$275,000.00 for a 0.28 +/- acre or say 12,058 +/- square foot building lot equals $275,000.00 for a building lot. The property is located just northeast of Sligo Creek Parkway and south of Colesville Road. The property is shown on Plat 24972, titled "Sligo Park Hills, Lot 3, Block A, Section 7," dated December 9, 2011, and prepared by NTT Associates, Inc. The plat shows the property as being more or less regular in shape and enjoys approximately 85.13 +/- feet of road frontage on Sligo Creek Parkway. The property has all utilities available, is mostly wooded and sloping down to the Sligo Creek.



Aerial Photo of Sale Property



Plat of Sale Property



Photo of Sale Property

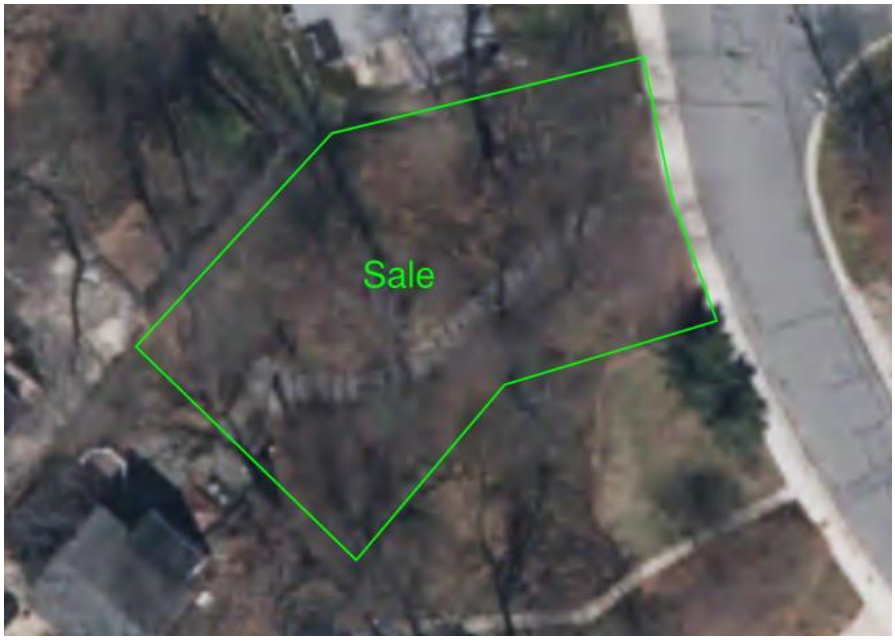
Sale Also Considered:

Grantor:	Rachel Horoschak
Grantee:	Ryan C. Eargle and Meagan C. Fitzpatrick
Deed Date:	December 18, 2015
Record Date:	January 13, 2016
Liber/Folio:	51506/144
Tax Account Number:	16-13-03624954
Indicated Consideration:	$200,000.00
Area:	0.14 +/- Acres or say 6,041 +/- Square Feet
Price Per Building Lot:	$200,000.00
Topography:	Partially wooded and sloping
Zoning:	R60
Highest and Best Use:	Single Family Development
Distance From Subject:	1.00 +/- Miles Northwest
Location:	Tax Map JN42, Block 72A, Lot 39 410 Boston Avenue Takoma Park, Maryland 20912
Sale Verified by:	Meg Finn – Long and Foster Listing Agent
Financing:	$164,000.00 – Financed through The Columbia Bank

Comments:

$200,000.00 for a 0.14 +/- acre or say 6,041 +/- square foot lot equals $200,000.00 per lot. The lot, known as Lot 39 in Block 72-A, is shown on the plat 23760, "T.P.L. & T, Co's Subdivision of Takoma Park," dated January, 2007 prepared by Maddox Incorporated. The plat shows the lot as being more or less irregular in shape and enjoys 53.01 +/- feet of road frontage on the southwest side of Boston Avenue. The property is located just north of Philadelphia Avenue. All utilities were available at the property. According to Meg Finn, the property was ready to build and was subject to a tree ordinance.

.


Sale

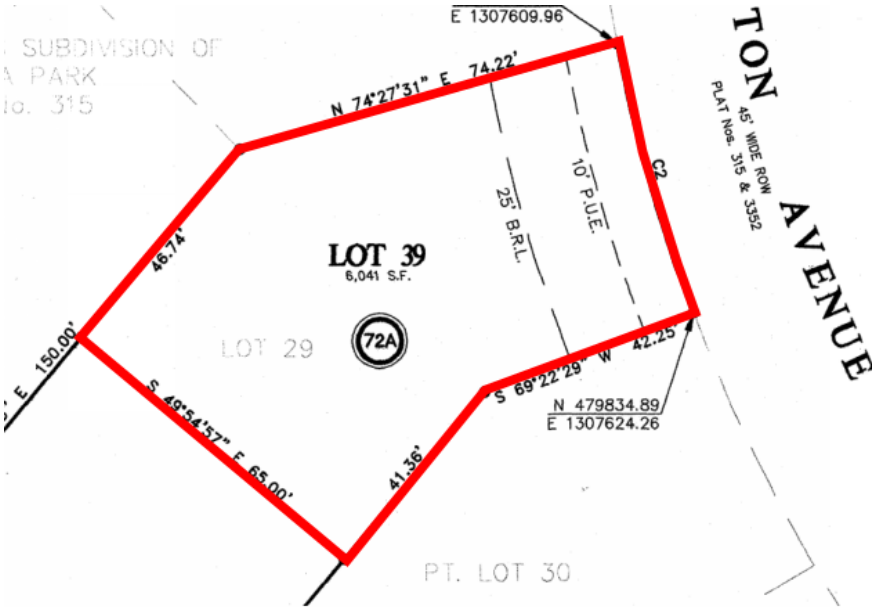
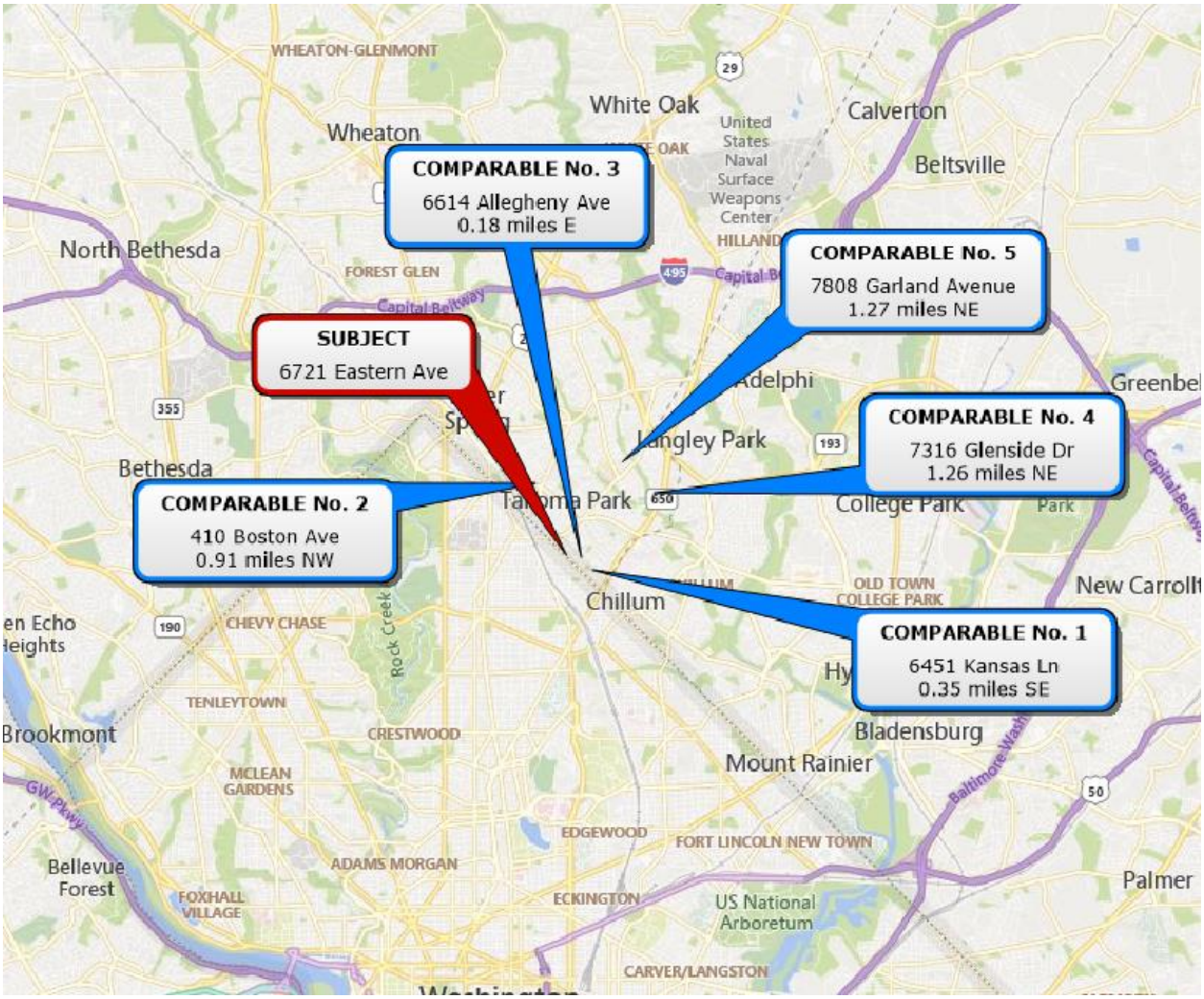

E 1307609.96
N 74°27'31" E 74.22'
46.74'
LOT 39
6,041 S.F.
25' B.R.L.
10' P.U.E.
C2
LOT 29
72A
S 69°22'29" W 42.25'
N 479834.89
E 1307624.26
41.36'
PT. LOT 30
45' WIDE ROW
PLAT Nos. 315 & 3352
TON AVENUE



Photo of sale property

Sales Location Map



Qualifications of Melville E. Peters

Education:

Prince George's Community College
Transferred to University of Maryland

University of Maryland:
Degree: Bachelors of Science, Business Management

Prince George's Community College:
Course: Principles of Real Estate
Maryland Real Estate Examination

American University:
Course: Single Family Residential Appraisal
Offered by the American Institute of Real Estate Appraisers as Course VIII

Montgomery College:
Course: 101 An Introduction to Appraising Real Estate
Course: 201 Principles of Income
Property Appraising

Towson State College:
Narrative Report Seminar given by SREA

Prince George's Community College:
Real Estate Appraisal: Standards and Ethics

American Society of Appraisers:
Uniform Standards of Professional Appraisal Practice

Introduction to the Financial Calculator - HP12C
Appraisal Principles and Math
Appraising Residential Properties for FHA Insured Loans
The Auctioneer - Advocate or Adversary
Government Assistance with Real Estate Development
New Homes/Subdivisions: Emerging Trends
Real Estate Investment
Property Foreclosure
Legislative Update
Agency Relationships in Real Estate
Equal Rights and Fair Housing I
Lead-Safe Property Management (including Asbestos, Radon, etc.)
Practicum in Realty Appraisals

Small Income Property Appraisal Techniques I and II
Capitalization Theory & Applications I
Uniform Appraisal Standards I
Uniform Appraisal Standards
Uniform Appraisal Standards Update
Capitalization Theory & Applications
Capitalization Theory & Applications I (Update)
Income Property Appraisal Techniques I and II
National Uniform Appraisal Standards
Real Estate Data Analysis I
Uniform Standards of Professional Appraisal Practice (2018-2019 Update)
Statistics, Modeling and Finance
Uniform Standards for Federal Land Acquisition (Yellow Book Standards)

Work Experience:

Construction work and remodeling of houses - approximately 49 years
Appraiser, and Reviewer - approximately 50 years
Types of properties appraised and reviewed are Residential, Commercial and Industrial Properties

License Held

Maryland Certified General Appraiser Number 622
Real Estate Broker Number 29736
Virginia Certified Real Estate Appraiser Number 4001 009750
District of Columbia Certified General Appraiser Number GA12222

Qualified Expert Witness:

Circuit Court of Prince George's County
Circuit Court of Montgomery County
Circuit Court of Anne Arundel County
Circuit Court for Howard County
Circuit Court for Baltimore County
Circuit Court for Charles County
Circuit Court for Calvert County
Circuit Court for Worcester Counties
Circuit Court for Queen Anne's County
Circuit Court for Talbot County
Prince George's County Board of Property Review
Montgomery County Board of Property Review
Charles County Board of Property Review
St. Mary's County Board of Property Review
Calvert County Board of Property Review
Anne Arundel County Board of Property Review
Queen Anne County Board of Property Review

Talbot County Board of Property Review
Howard County Board of Property Review
Dorchester County Board of Property Review
Worcester County Board of Property Review
Wicomico County Board of Property Review
Prince George's County Tax Appeal Board
Prince George's County Zoning Board
Montgomery County Tax Appeal Board
Howard County Tax Appeal Board
Maryland Tax Court
Federal Bankruptcy Court
Superior Court of Washington, D.C.
Presidential Commission on Catastrophic Nuclear Accidents

Member:

American Society of Appraisers - Senior Member Real Estate Urban
Re-certified through August 11, 2022 and
State Director and Past President of the D.C. Chapter
National Association of Review Appraisers - Senior Member
Taught Appraisal Review Courses for the National Association of Review Appraisers
International Right of Way Association
The National Association of Real Estate Boards
The Maryland Real Estate Board
Maryland Appraisers Coalition, Inc.
The Prince George's County Board of Realtors
Anne Arundel County Board of Realtors
Montgomery County Board of Realtors
Alpha Tau Omega Fraternity
Past President of the Beltsville-Calverton Jaycees

Seminars Attended:

American Society of Appraisers National Seminar
American Society of Appraisers Income Seminar
American Right-of-Way Association National Seminars
Participated in a Seminar given in Annapolis for the Maryland Environmental Trust on Appraisal Procedures in appraising Conservation Easements
ERC Certification Seminar - "Partners for Progress"
Associates Relocation Management Co. Seminar- "A Force of Excellence - PHH Network Services"
ERC Seminar - "The Forecasting Formula: A Step-by-Step Process"

Clients Include:

Maryland State Highway Administration

The Maryland Department of General Services
The Maryland Department of Natural Resources
The Maryland National Capital Park and Planning Commission
Washington Suburban Sanitary Commission
The Nature Conservancy
American Farm Land Trust
Anne Arundel County Department of Public Works
Prince George's County Department of Public Works
Montgomery County Department of Public Works
Charles County Department of Public Works
St. Mary's County Department of Public Works
Calvert County Department of Public Works
(Dowell Road and various other projects)
Urban Renewal - City of College Park, Maryland
Greenhorne & O'Mara – Engineers
Johnson, Mirmiran & Thompson – Real Estate Consultants
Maryland Aviation Administration
Maryland Transit Authority
Maryland Environmental Trust
WMATA
Semes, Bowen, and Semes - Attorney
Nalls and Nalls - Attorney
Covington and Burlington - Attorney
Patton, Boggs & Blow - Attorney
Carlton M. Green - Attorney
Niles, Barton and Wilmer - Attorney
R. Edwin Brown - Attorney
O'Malley, Miles and Harrell - Attorney
Margaret Farthing - Attorney
Foster and Braden - Attorney
Christopher Drummond - Attorney
Miles and Stockbridge - Attorney
Campen and Walsworth - Attorney
Daniels and Daniels – Attorney
Miller, Miller and Camby – Attorney
Rich and Henderson - Attorney
Poppleton, Garrett & Polott – Attorney
R. Dieter J. Lohrmann – Attorney
Ronald Willoner - Attorney
McNamee, Hosea, Jernigan, Kim, Greenan & Walker – Attorney

Banks, Mortgage Bankers - which include Nations Bank, Savings Bank of Baltimore, National Bank of Washington, Potomac Savings Bank, First Federal Savings and Loan Association, Citizens Bank of Maryland, Citizens National Bank, 2nd National Bank, 1st National Bank of Maryland, Crestar Bank, Allegiance Bank, Community Bank, Commerce Bank, PHH Home Equity, Cendant Relocation, Associates Relocation Management Co., Inc. and, Advanta Mortgage.

Made appraisals in Prince George's, Montgomery, Anne Arundel, Baltimore City, Baltimore, Carroll, Harford, Howard, Dorchester, Calvert, St. Mary's, Charles, Queen Anne's, Somerset, Worcester, Wicomico, Frederick, Talbot, Kent, Caroline, Allegany, Washington, Garrett, and Cecil Counties in the State of Maryland. I have performed various appraisals and appraisal reviews in Virginia and within the District of Columbia.

The types of properties appraised are residential, commercial, industrial, farms, apartment buildings, multi-family, islands, and water front properties, as well as agricultural and historic easements.

NOTE: This is only a partial list of qualifications.

APPRAISER'S 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 performed no services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding the acceptance of this assignment.

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

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

7. 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.

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

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

10. Melville Patrick Peters provided significant real property appraisal assistance to the person signing this certification. The assistance includes property inspection, research, analysis and report preparation.



Melville E. Peters, ASA CRA
Certified General No. 04-622

RESOLUTION NO.: 2026-2464
Adopted: _____
Effective Date: _____

WASHINGTON SUBURBAN SANITARY COMMISSION

Subject: A RESOLUTION by the Washington Suburban Sanitary Commission ("Commission" or "WSSC Water") authorizing the institution of eminent domain by condemnation proceedings in the Circuit Court for Montgomery County, Maryland for the acquisition of the following easement interests across a portion of the real property located at 6721 Eastern Avenue, Takoma Park, Montgomery County, Maryland, Tax Account No. 01070268 (the "Property"), legal title to which is held for purposes of estate administration by Shanice Ruffin, Personal Representative of the Estate of Dorothy E. Henderson, Estate #W127828 ("Owner"), subject to such mortgages, deeds of trust, liens, encumbrances, and other interests as may appear in the land records of Montgomery County, Maryland:

(a) an exclusive perpetual easement and right-of-way containing 840 square feet or ± 0.0193 acres of land, more or less, for the purpose of installing, constructing, reconstructing, maintaining, repairing, operating, and inspecting a sanitary sewer facility and any appurtenances thereto as well as a ten (10) feet wide construction strip including the right to trim or cut down trees, during the period of original construction on Contract No. BRCRLR5355E12 only, as respectively shown and described on WSSC Sketch #A-28962, in the files of WSSC; and

(b) a temporary easement consisting of approximately 731 square feet or ±0.0168 acres, for the construction of a water house connection and appurtenances during the period of construction on Contract No. BRCRLR5355E12 only, as shown and described on Sketch No(s): EXHIBIT A-6721 Eastern Avenue in the files of WSSC.

WHEREAS, the Washington Suburban Sanitary Commission ("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 seeking to complete the third and final phase of WSSC CIP Project Number BRCRLR5355E12 Water and Sewer Main Rehabilitation Project in Takoma Park, Maryland (the "Takoma Park Project") which involves the installation of a new 8-inch ductile iron water main and a new 8-inch PVC sewer main to maintain reliable, safe, and seamless water and sewer service, as well as improved fire protection; and

WHEREAS, in order to construct, operate, maintain, repair, replace, inspect and access the sanitary sewer facilities associated with the Takoma Park Project, the Commission has determined

that it is necessary to acquire property interests in Owner's land including: (1) a perpetual sanitary sewer easement containing 840 square feet or ± 0.0193 acres of land, more or less, for the purposes described herein above, as well as: (2) a ten (10) feet wide construction strip including the right to trim or cut down trees, during the period of original construction only on Contract No. BRCRLR5355E12, as shown and described on WSSC Sketch #A-28962, in the files of WSSC; and (3) an additional approximately 731 square feet or ± 0.0168 acres for the purpose described herein above for the period of construction on Contract No. BRCRLR5355E12 only, as shown on Sketch No(s): EXHIBIT A-6721 Eastern Avenue in the files of WSSC; and

WHEREAS, an appraisal for the easement rights described above was prepared by Melville Patrick Peters, an expert appraiser, who determined the fair market value of the taking to be Twenty-Three Thousand One Hundred Dollars ($23,100.00); and

WHEREAS, despite good faith efforts, the Commission has been unable to agree with the property Owner on the terms of acquisition of the easement interests needed on the Property; and

WHEREAS, the Commission has determined that it is necessary to utilize its condemnation authority pursuant to §21-101 of the Public Utilities Article and Title 12 of the Real Property Article of the Annotated Code of Maryland to acquire the subject easement to allow for construction and completion of the Takoma Park Project.

NOW, THEREFORE, BE IT RESOLVED, this _____ day of _____ , 2026, that the land or interests in land above-mentioned presented to the Commission this date that have not been acquired by voluntary agreement, be acquired in condemnation proceedings; and be it further,

RESOLVED, that Counsel is authorized and directed to file a Petition for Condemnation in the Circuit Court for Montgomery County, Maryland, and to conduct any and all proceedings necessary for the condemnation of the needed interests in 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 Twenty-Three Thousand One Hundred Dollars ($23,100.00), plus thirty (30) percent, without further action from this Commission; and be it further,

RESOLVED, that Nothing in this Resolution shall preclude Commission staff or the General Counsel from continuing negotiations for voluntary acquisition of the needed easement interests described herein. The General Counsel is authorized to settle the condemnation proceeding and to acquire the easements by negotiated agreement on terms consistent with the Commission's interests and within such settlement authority as otherwise established by Commission policy.

A True Copy.

Attest:

_____
Julianne M. Montes De Oca
Corporate Secretary

WSSCWATER
DELIVERING THE ESSENTIAL

COMMISSION SUMMARY

AGENDA CATEGORY: General Counsel
ITEM NUMBER: 13.B **DATE:** September 16, 2026

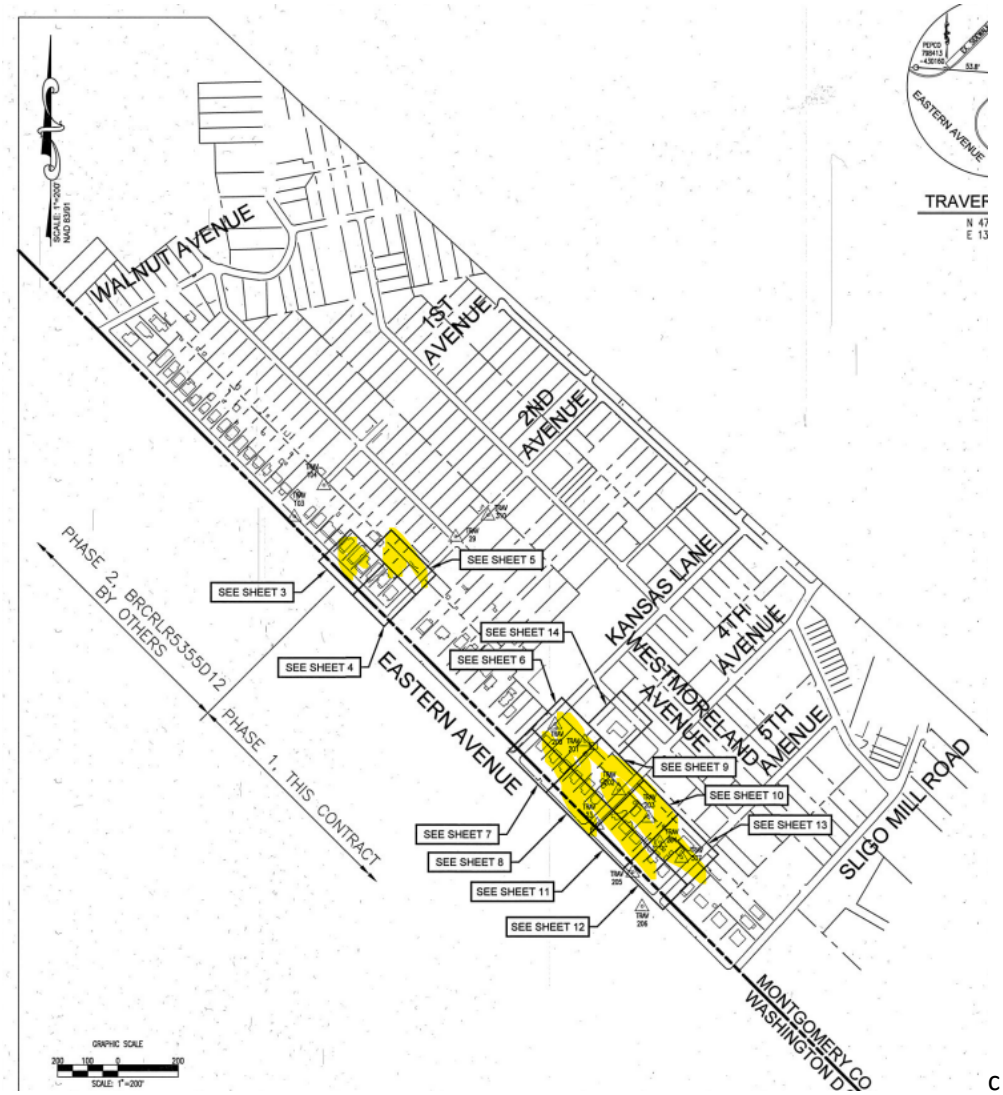
SUBJECT	Resolution 2026-2465 to Authorize Condemnation for an Easement - 6713 Eastern Avenue, Takoma Park, Maryland - Teresa & Charles Stubs
SUMMARY	The purpose for this agenda item is to authorize the filing of a Complaint for Condemnation to obtain an easement.
SPECIAL COMMENTS	N/A
CONTRACT NO./REFERENCE NO.	N/A
COSTS	N/A
AMENDMENT/CHANGE ORDER NO. AMOUNT	N/A
MBE PARTICIPATION	N/A
PRIOR STAFF/COMMITTEE REVIEW	N/A
PRIOR STAFF/COMMITTEE APPROVALS	N/A
RECOMMENDATION TO COMMISSION	N/A
ATTACHMENTS	9-16-2026 Commission Package Stubs - Takoma Park Condemnation.pdf

BRCRLR5355CE12 Takoma Park Water and Sewer Main Replacement Project

Project Overview:

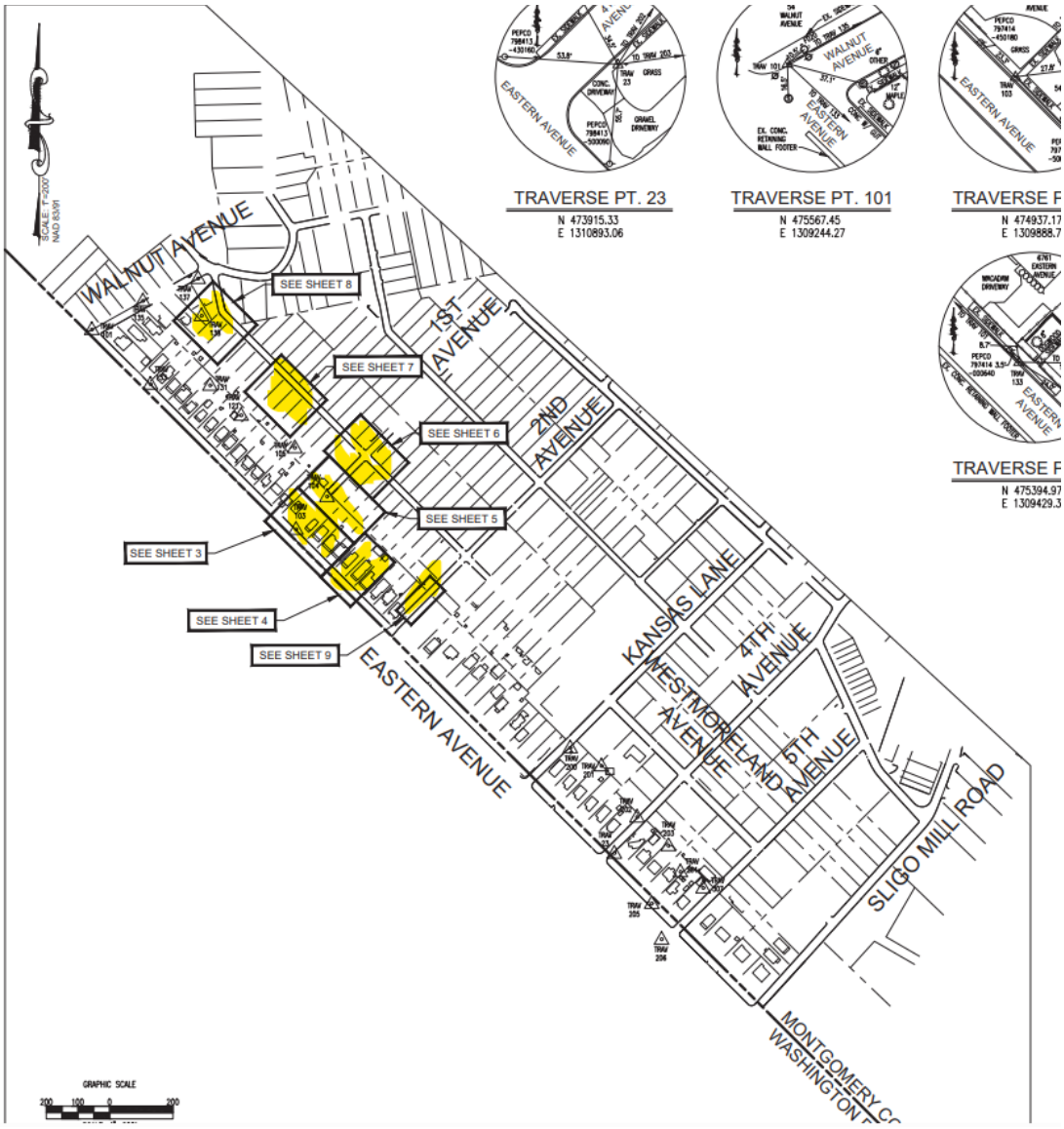
The project' s objective was to bring the new water and sewer mains within the public ROW on Eastern Avenue. Existing water and sewer house connections were behind the houses and easements from homeowners were required to connect to the existing service lines behind the houses. Due to the sloped terrain, grinder pumps were installed for three homes. The project was split into 3 phases. Phases 1 and 2 have already been construction completed in 2020 and 2023 respectively. Phase 3 is facing easement challenges from three homeowners and is currently on hold. Below is the summary of each phase.

Phase 1 - Replacement of existing water and sewer main (gravity and pressure) serving residents between 6613 and 6313 Easter Avenue, associated water and sewer house connections (gravity and pressure) and installation of three grinder pumps at 6603, 6609, and 6613 Eastern Avenue in the Takoma Park area of Prince George's County, Maryland. Construction completed 11/12/2020.



C

Phase 2 - Replacement of 8 inch water main and 8 inch gravity sewer main And associated service connections to serve residents between 6617 and 6701 Eastern Avenue, 6710, 6800, 6814, and 6702 Westmoreland Ave and 105 1st Avenue in the Takoma Park area of Prince George's County, Maryland. Construction completed 8/15/2023.



Phase 3 - Replacement of 0.16 miles 8 inch water main and 0.11 miles 8 inch gravity sewer main and associated service connections to 17 properties to serve residents between 6705 and 6761 Eastern Avenue, 6704 and 55 and 57 Walnut Ave in the Takoma Park area of Prince George's County, Maryland.



Associated Appraisers

Appraisers - Consultants - Realtors
Melville Peters
Senior Appraiser ASA

REALTOR®
ASSOCIATE

4815 PRINCE GEORGE'S AVENUE
BELTSVILLE, MARYLAND 20705
Phone: (301) 937-7000

September 27, 2019

Mr. Paul Gray
Property Acquisition Agent II
Technical Services Group
Washington Suburban Sanitary Commission
14501 Sweitzer Lane
Laurel, Maryland 20707

Re: Property of Teresa A. Stubs and
Charles R. Stubs
6713 Eastern Avenue
Takoma Park, Maryland 20912

Dear Mr. Gray:

Pursuant to your request, 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 all conditions affecting value and analyzing all available data in consideration of matters pertinent to the value thereof, it is my opinion that the fair market value of a proposed perpetual easement and temporary easement acquistion from the subject property as of September 26, 2019 is:

TWENTY FOUR THOUSAND DOLLARS

($24,000.00)

The accompanying report contains the data gathered and an explanation of the valuation methods employed in this appraisal report.

Respectfully submitted,

Melville E. Peters, ASA CRA
Certified General License No. 04-622

Executive Summary of Important Facts and Conclusions

Appraisal of:	Property of Teresa A. Stubs and Charles R. Stubs
Date of Valuation:	September 26, 2019
Date of Inspection:	September 26, 2019
Appraisal Purpose:	To estimate the market value of the fee simple interest of the subject property for a proposed perpetual easement and temporary easement including damages, if any, from the property as of the date of value, September 26, 2019 to be determined by WSSC
Property Location:	Tax Map JN41, Block 17, Lot 4 Pinecrest Subdivision 6713 Eastern Avenue Takoma Park, Maryland 20912 Montgomery County
Improvements:	Improved with single family residential
Land Size:	.145 +/- Acres or say 6,300 +/- Square Feet
Highest and Best Use:	As developed with a single family dwelling
Present Use:	Single Family Residential
Zoning:	R60 - Residential
Valuation:	
Before Value:	$ 503,500.00
Acquisition:	$ 24,000.00
After Value:	$ 479,500.00



Typical view of improvements on subject property



Typical view of subject property looking easterly towards area
of proposed acquisition



Typical view of proposed acquisition, looking northerly across the acquisition area



Typical view of northeasterly portion of proposed easement acquisition



Street view of subject property looking northerly on Eastern Avenue



Street view of subject property looking southerly on Eastern Avenue

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1. Identification:

The subject property is located within the Thirteenth Election District of Montgomery County, Maryland. The property is identified with a Tax ID Number of 16-13-01073876, and is shown on Tax Map JN41 as Lot 4 in Block 17 in the subdivision of "Pine Crest" of Takoma Park. The subject property carries a current street address of 6713 Eastern Avenue, Takoma Park, Maryland 20912. It is further identified under Liber/Folio 9961/350 as recorded among the Land Records of Montgomery County, Maryland. The property is shown to be under the ownership of Teresa A. Stubs and Charles R. Stubs.

2. Deed Information:

Grantor:	Shorieh M. Talaat and Ellen T. Silverman
Grantee:	Teresa A. Stubs and Charles R. Stubs
Deed Date:	September 30, 1991
Record Date:	October 2, 1991
Liber/Folio:	9961/350
Consideration:	$ 150,000.00

The above transaction is the only reported transfer of the subject as shown in the land records of Montgomery County within the past five years. Your appraiser is not aware and has not been made aware of any contracts or offers for the purchase of the subject property as of the effective date of value. The information provided under the history of the property is not intended as an opinion or representation of title. Your appraiser(s) are not experts on title, land surveys, or legal issues. The information provided is limited to records compiled from Montgomery County, our client, and the current property owner. Legal and professional counsel should be obtained to

determine clear title, to identify any and all easements, encumbrances, property surveys, feasibility studies, development potential and or restrictions.

3. Legal Description:

Reference is made to the deed recorded under Liber/Folio 9961/350 among the Land Records of Montgomery County, Maryland, a copy of which is shown on the following pages.

CASE NO: 19274-91 LIBER 9961 FOLIO 350 TAX ID NO: 13-25-1073876

MARYLAND FEE SIMPLE DEED

THIS DEED, made this 30th day of September, 1991, by and between SHORIEH M. TALAAT and ELLEN T. SILVERMAN parties of the first part, and TERESA A. STUBS and CHARLES R. STUBS parties of the second part:

WITNESSETH, that in consideration of $150,000.00 the said parties of the first part do grant and convey unto parties of the second part, their heirs and assigns, in fee simple as Joint Tenants with the Right of Survivorship, all that piece or parcel of land situate, lying and being in Montgomery County, State of Maryland, described as follows to wit:

Lot numbered Four (4) in Block numbered Seventeen (17) in the subdivision known as "PINE CREST" as per plat thereof recorded in Plat Book 2 at plat 145 among the Land Records of Montgomery County, Maryland.

Being the same land described in Liber 7869 at folio 858.

SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.

*by Cindy L. Talaat, her attorney-in-fact by virtue of a Power of Attorney recorded or intended to be recorded immediately prior hereto,

AGRICULTURE TRANSFER TAX IN THE AMOUNT OF $ N/A
SIGNATURE SGS

AND the said parties of the first part covenants that they will warrant specially the property hereby conveyed;

and that they will execute such further assurances of said land as may be requisite.

WITNESS their hands and seals

TEST:

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Montgomery County
SGS # 18509
By Date

Shorieh M. Talaat [SEAL]
SHORIEH M. TALAAT

Ellen T. Silverman [SEAL]
ELLEN T. SILVERMAN
by Cindy L. Talaat, her attorney-in-fact
by Cindy L. Talaat, her Attorney in fact

STATE OF Maryland
COUNTY OF Montgomery

ON this 30th day of September, 1991, before me, the undersigned officer, personally appeared SHORIEH M. TALAAT and CINDY L. TALAAT as attorney-in-fact for ELLEN T. SILVERMAN known to me (or satisfactorily proven) to be the persons whose names are 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.

Sophia A. Mitsis
Notary Public

My commission expires:
January 1, 1994

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Miller S. Redden, III
Attorney

FILED
ELEK A. SKELTON
CLERKS OFFICE
CIRCUIT COURT
91 OCT -2 P 4:23

LIBER 996 | FOLIO 351

PROPERTY ADDRESS: 6713 Eastern Avenue, Takoma Park, MD 20912
GRANTOR'S ADDRESS: 15715 Kruhm Road, Burtonsville, MD 20866
GRANTEE'S ADDRESS: Same as Property Address
TITLE INSURER INSURING THIS INSTRUMENT: Chicago Title Ins/MD (Reissue)
SETTLEMENT OFFICE: REDDEN & RIZK, P.A.
5840 Hubbard Drive
Rockville, Maryland 20852
Telephone: (301) 468-1080

LIBER 9961 FOLIO 352

AFFIDAVIT OF PURCHASER REGARDING EXEMPTION FROM STATE TRANSFER TAX

After being duly sworn, the undersigned Purchaser(s) depose and say the following under oath pursuant to MD. TAX-PROP. CODE ANN. SS13-203 (1987 Sup.), as amended by 1988 MD. Laws 197:

1. The undersigned is/are the Grantee(s) of real property located at:

Address: 6713 Eastern Avenue, Takoma Park, MD 20912

being more particularly described as Lot/~~Unit~~ 4, Block, 17, Subdivision/~~Condominium~~ PINE CREST Montgomery County, Maryland.

2. Said real property is improved by a residence which the undersigned Grantee(s) will occupy.

3. This affidavit is being executed in order to obtain an exemption from the Maryland State Transfer Tax on the first $30,000 of consideration payable for an instrument of writing for residentially improved owner-occupied real property pursuant to the aforesaid statute.

Grantee-Purchaser TERESA A. STUBS

Grantee-Purchaser CHARLES P. STUBS

Subscribed and sworn to before me this 30th day of September, 1991

My Commission Expires:
January 1, 1994

Notary Public Sophia A. Mirsis

LIBER 9961 FOLIO 353

ATTACHED TO AND MADE PART OF THAT CERTAIN INSTRUMENT DATED THE

30th DAY OF September , 19 91

CLERK'S INDEX SHEET
(For the purpose of proper indexing only)

Pursuant to the provisions and requirements of Section 3-501 of the Real Property Code of Maryland (1981 Repl. Vol.), the following additional information is declared by the parties hereto to be contained within this instrument:

1. TYPE OF INSTRUMENT:

Deed

2. CONSIDERATION (APPLIES ONLY TO DEEDS):

$150,000.00

3. PARCEL ID/TAX ACCOUNT	SUBDIVISION	LOT	BLOCK/UNIT
13-25-1073876	PINE CREST	4	17

OCT. 1 1991

13-25-1073876

All Taxes and assessments certified to the Collector of Taxes for Montgomery County and by him have been paid. Department of Finance Montgomery County ... payment is for the purpose ... application and is not assurance ... further research even for prior ... does not guarantee satisfaction of outstanding tax sales.

1500.00
TRANSFER TAX PAID
MONTGOMERY COUNTY, MARYLAND

4. GRANTOR'S NAME AND ADDRESS:

SHORIEH M. TALAAT and ELLEN T. SILVERMAN by CINDY L. TALAAT, her attorney-in-fact

15715 Kruhm Road
Burtonsville, MD 20866

5. GRANTEE'S NAME AND ADDRESS:

TERESA A. STUBS and CHARLES R. STUBS
6713 Eastern Avenue
Takoma Park, MD 20912

6. NAME OF TITLE INSURANCE COMPANY:

Chicago Title Insurance Company of Maryland

Mr. Clerk: After recording please see that the original of the foregoing instrument is:

_____ Mailed (additional $0.50 cost)
OR
XXX Held at Clerk's Office

For: REDDEN & RIZK, P.A.
(name)

(address)

DO NOT WRITE BELOW THIS LINE
TO BE COMPLETED BY THE CLERK OF THE COURT

Verified by: _____
(Clerk's Office)

4. Montgomery County Area Analysis:

Montgomery County is Maryland's most populous jurisdiction and one of its most affluent. The County is located adjacent to the nation's capital, Washington, D.C. The topography is rolling with small hills. Elevations range from 52 feet above sea level near the District Line to 850 feet in the northern portion of the County near Damascus.

Montgomery County, Maryland is located north and west of the District of Columbia and contains 497 square miles of land bordered on the north by Frederick (northwest) and Howard Counties (northeast), on the east by Prince George's County, on the south by the District of Columbia, and the west by the Potomac River, which separates Maryland from the Commonwealth of Virginia. Montgomery County contains over 1,500 miles of streams and 28,000 acres of parkland, according to The Maryland National Capital Park and Planning Commission (M-NCPPC).

Montgomery County, named after General Richard Montgomery, was established by the State Convention in 1776 and functioned under the County Commission system until 1948, when voters adopted a charter giving the County home rule and a council-manager form of government. In 1968, the voters approved a new charter providing for separate legislative and executive branches of government, with the legislative power vested in an elected council and executive power in an elected county executive.

Population:

Montgomery County, as of the 2017 the Census Bureau estimates the population at 1,052,567, a 6.2 % increase over the 2010 census figure. The population is made up of 507,337 males or say 48.2%, while 545,230 of the population is females or say 51.8%.

Montgomery County remains the most populous jurisdiction in the State of Maryland, and it is the

second largest jurisdiction in the Washington metropolitan region, Virginia's Fairfax County being first. The total number of households as of mid-2018 was 369,242, a 0.5% increase over the 2016 census with a projected number of 409,925 projected by the year of 2020. Average household size, 2.79 people per household in 2017, has remained steady over the past ten years after showing a marked decrease from 1970 to 1980. The projection of the average household size is projected to decrease slightly with an estimated size household size of 2.54 in 2030.

Household income was reported to have a mean of $103,178 for 2018, which is well above the national average of $57,652.00 annually.

(Maryland National Capital Park and Planning Commission, United States Census 2010 Release and MRIS - The Maryland Department of Planning.)

Population:

2018 Population	1,052,567
2018 Households	369,242
Median Age	38.5
Sex: Males	507,337
Females	545,230

Age Distribution: (Maryland Department of Planning 2018)

Demographic Estimates

Demographic Estimates	Reported Number					
	Male	Percent	Female	Percent	Total	Percent
Under 5 years	32,694	3.40%	30,958	3.22%	63,652	6.61%
5 to 9 years	32,452	3.37%	31,791	3.30%	64,243	6.67%
10 to 14 years	32,900	3.42%	31,710	3.29%	64,610	6.71%
15 to 19 years	30,839	3.20%	28,560	2.97%	59,399	6.17%
20 to 24 years	26,761	2.78%	26,472	2.75%	53,233	5.53%
25 to 34 years	63,509	6.60%	68,053	7.07%	131,562	13.66%
35 to 44 years	66,304	6.89%	73,634	7.65%	139,938	14.53%
45 to 54 years	72,036	7.48%	80,659	8.38%	152,695	15.86%
55 to 59 years	30,662	3.18%	34,774	3.61%	65,436	6.80%
60 to 64 years	24,862	2.58%	27,972	2.91%	52,834	5.49%
65 to 74 years	28,182	2.93%	33,736	3.50%	61,918	6.43%
75 to 84 years	15,186	1.58%	21,287	2.21%	36,473	3.79%
85 years and over	5,885	0.61%	10,999	1.14%	16,884	1.75%
	462,272	48.01%	500,605	51.99%	962,877	100.00%

Employment

Montgomery County's highly trained workforce includes nearly sixty percent of adult workers with bachelor's degrees or higher, creating a choice of well qualified analysts, engineers, research scientists and technicians for local companies. Montgomery County leads the State of Maryland and the nation's ten largest metropolitan areas in high technology employment. Nearly half of Montgomery County's private employers are in high technology fields. As of 2016 employment was reported at 424,372 with a labor force of 523,882. Montgomery County has experienced a jobless rate of 3.3 in December 2017, which is among the lowest in the country. Montgomery County's employment growth has consistently exceeded all other jurisdictions in the State of Maryland. Information Technology and Biotechnology lead job growth in the county. The largest employer in the county is the federal government. Two federal agencies, The National Institutes of Health, and the Naval Medical Command employ the most people. The largest private sector employers are Marriott International, Adventist Health Care, Giant Foods, Inc., and Verizon.

Household Size

The average household size in Montgomery County was 2.66 in 2000 and 2.65 in 2005 and reported in 2010 as being 2.64, has increased to 2.67 in 2015, and is projected to decrease to 2.55 by 2030.

Housing Market

Approved 2010 to 2014

	Number	Percent
Mixed use:	20,651	90
Residential only:	2,157	10
Total:	22,808	100.0

Commercial Completions:

	Square Feet	Percent
Mixed use projects GFA	7,437,451	68.4
Non Residential only GFA	5,085,255	31.6
Total	1,154	100.0

(Montgomery County Planning Department May 2015)

Education: (2013-2014)

County Elementary Schools	132 plus one charter school
Number of students:	73,092
Total Allocated Cost:	$682,278,641.00
County Middle Schools	38
Number of students:	32,125
Total Allocated Cost:	$314,457,375.00
County High Schools	25 plus High School of Technology
Number of students:	44,802
Total Allocated Cost:	$420,639,589.00

Hotels and Tourism (Chamber of Commerce)

Number of Hotels/Motels	39
Number of Bed and Breakfasts	2
Number of Campgrounds	3
Extended Stay Facilities	9

Hospitals

Holy Cross Hospital
Kessler-Adventist Rehabilitation Hospital
Montgomery General Hospital
Shady Grove Adventist Hospital
Suburban Hospital
Washington Adventist Hospital

Transportation

Highways:

Montgomery County has a highway system developed through a network of interconnecting major arterial and secondary highways. U.S. Route 29 runs between Baltimore and Washington, D.C. I-270 connects Washington D.C. and Frederick, Maryland, where it joins I-70, which in turn connects with the Pennsylvania Turnpike. The Capital Beltway (I-95/495) rings the city of Washington and integrates the entire Washington metropolitan area. The sixty-six mile expressway interchanges with U.S. 29 and I-270, providing easy access to points outside the county.

Although not inside county boundaries, U.S. 1, the Baltimore-Washington Parkway, and I-95 all connect Washington with Baltimore and are easily accessed from Montgomery County.

Transportation

The Metro System is a network of rapid rail facilities serving the D.C. metropolitan area. The "Red Line" of this Metro System services Montgomery County, running from Gaithersburg to Metro Center in Washington, D.C. and the Glenmont Metro Center.

The Chessie System provides commuter service between Brunswick, Maryland, and D.C., stopping at principal locations within the county. The Amtrak Metroliner provides high-speed passenger service between D.C. and New York, with stops in major cities along the way. The Chessie System provides daily freight service in the county. Additionally, three other companies operate in the

metro area.

Bus Service:

Public transit facilities are provided by the Washington Suburban Sanitary Commission through a region-wide Metrobus system as well as a locally-oriented Montgomery County government-operated service known as RIDE-ON.

Airports:

Baltimore-Washington International Airport is about 45 minutes from Rockville, the county seat. Reagan Washington International Airport lies about 22 miles southeast of Rockville, and Dulles International Airport lies approximately 26 miles southwest.

Given Montgomery County's location immediately north of the District of Columbia and its established population and employment centers, Montgomery County is anticipated to continue increasing in desirability and value for all types of real property over the long term.

Area Analysis:

Land Area	497 square miles
Water Area	10 square miles
Parkland	28,435 acres

(Source: Montgomery County, Office of Economic Development).

5. Neighborhood Analysis:

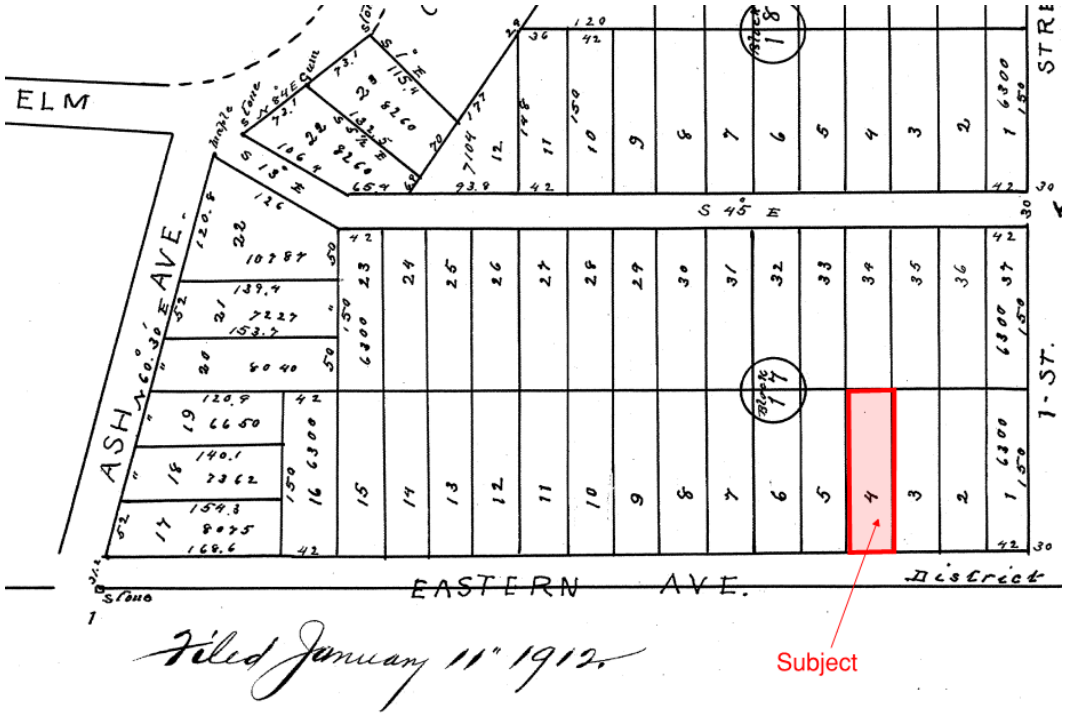
The subject property is located just inside the Takoma Park city limits in eastern Montgomery County. The City of Takoma Park was located in both Prince George's County and Montgomery County adjacent to the District of Columbia. The City limits of Takoma Park were annexed entirely into Montgomery County on July 1, 1997. Takoma Park consists of 2.08 square miles of land and 0.01 square miles of water. The census of 2014 indicated that Takoma Park consists of 17,670 people, 6,589 households and 3,904 families residing within the city. Takoma Park is bounded by downtown Silver Spring, Maryland, a major urban center to the northwest, by Montgomery

College campus; East Silver Spring, a community of houses, apartments and small shops, along Flower Avenue and Piney Branch Road, to the north; Langley Park, Maryland, a community of apartments and shopping centers, along University Boulevard to the northeast; Chillum, Maryland, in Prince George's County to the southeast, bounded by New Hampshire Avenue, a state highway; and Takoma, Washington, D.C. to the southwest, separated by Eastern Avenue, which follows the District of Columbia line. The corner of Eastern and Carroll Avenues roughly marks the center of the old commercial district. Other town centers include: "Takoma Junction", the corner of Carroll Avenue and Route 410 in the geographic center of town, home to the city's large food co-op; Takoma-Langley Crossroads in downtown Langley Park, and the Flower shopping district, both of which are home to many immigrant-owned establishments. Takoma Park's municipal center is located at the corner of Maple Avenue and Route 410. Washington Adventist University marks the corner of Carroll and Flower Avenues. Residential development is primarily older, lower to median value detached dwellings and multi-family dwellings. There is commercial development found along New Hampshire Avenue. Additional shopping is available nearby at Langley Park, Silver Spring, and Prince George's Plaza. The University of Maryland lies 3 miles to the northeast. All schools, shopping, places of worship, recreational and public facilities are within close proximity.

6. Description of Land:

The subject property is located on Montgomery County Tax Map JN41 as Lot 4 in Block 17 of "Pine Crest" Subdivision of Takoma Park. The subject property has a reported area of .145 +/- acres or say 6,300 +/- square feet according to the Maryland Department of Assessments and Taxation. The subject property is shown on a plat located in Montgomery County Land Records in Plat Book 2, Plat 145 of "Part of Pinecrest Subdivision," dated January 11, 1912, prepared by

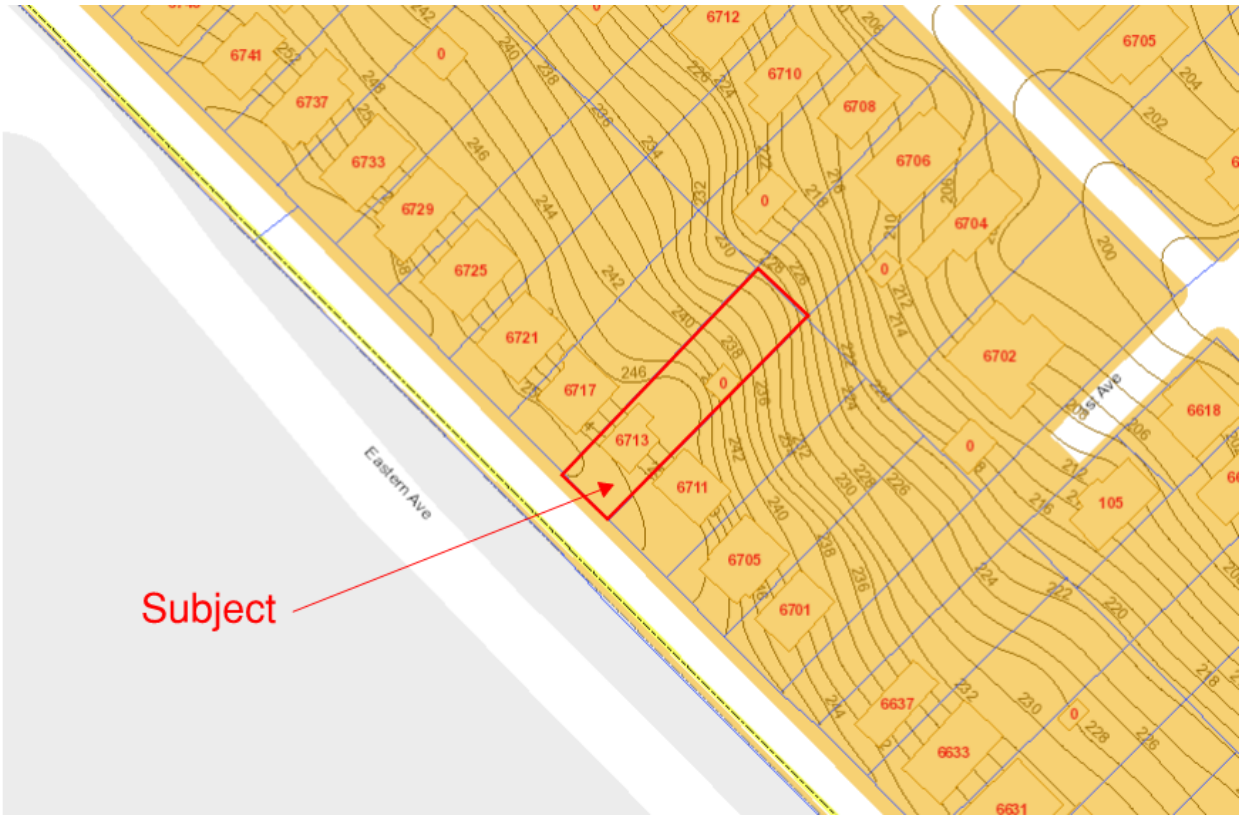
Geo Jackson. The plat indicates the subject property enjoys 42.00 +/- feet of road frontage on the northwest side of Eastern Avenue. The maximum depth of the subject property is 150.00 +/- feet and can be described as more or less regular in shape. The District of Columbia line is directly in front of the property, across the street on the south side of Eastern Avenue. The subject property can be described as mostly wooded, particularly in the back yard. The property backs to other residential lots within the Pinecrest Subdivision of Takoma Park. The topography of the property can be described as gently sloping down from the southwest side of the lot along Eastern Avenue down to the northern boundary line of the property. The highest point on the property is on the southwest side, adjacent to Eastern Avenue at approximately 258 +/- feet above sea level, down to the lowest point on the northeast corner of the property, 226 +/- feet above sea level. A copy of the tax map, topographical map, and aerial photo of the subject property are shown below and on the following page.



Tax Map of Subject Property



Aerial Photo of Subject Property



Topographical Map of the Subject Property

7. Soils and Flood Plain Data:

The information on the soils was obtained from the United States Department of Agriculture – Natural Resources Conservation Service Web Site for Montgomery County, Maryland.



Soils Map Montgomery County, Maryland

Map Unit: 57C—Chillum silt loam, 8 to 15 percent slopes

Component: Chillum (100%)

The Chillum component makes up 100 percent of the map unit. Slopes are 8 to 15 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the

surface horizon is about 2 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Floodplain Data:

According to the Flood Insurance Rate Maps for Montgomery County, issued by the Federal Emergency Management Agency, the subject property is located on Map 24031C0460D revised September 29, 2006. The subject property appears to be located in Zone X, outside the 100-year floodplain.



FEMA Flood Map 24031C0460D of Subject Property

8. Description of Improvements:

The subject property contains a 2 story residential dwelling reported to contain 1,092 +/- square feet of living area. According to tax records, the subject property has 2 bathrooms, a 564 +/- square foot basement and was built in 1953. The improvements on the subject property were not inspected as a requirement of this appraisal assignment.

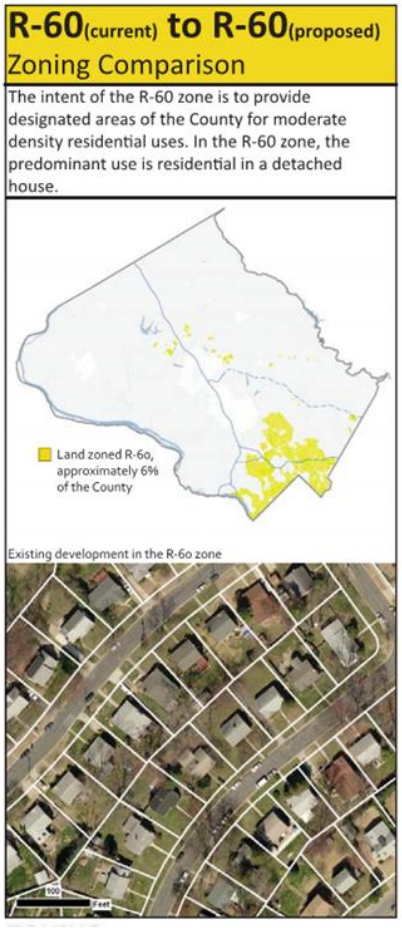
9. Utilities:

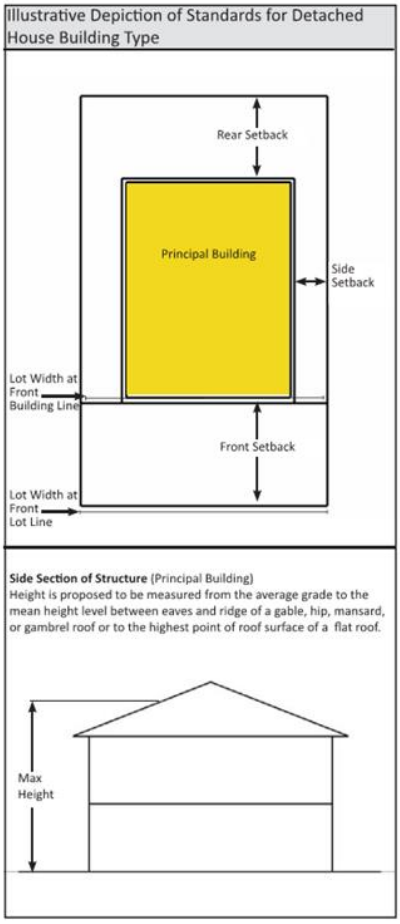
The property is serviced with public water and public sewer. The property also has electric,

telephone and cable.

10. Zoning:

The subject property is zoned R-60.





Standard Method of Development for Detached House Building Type

A. Lot	R-60 (current)	R-60 (proposed)
Lot Area (min)	6,000 SF	6,000 SF
Lot Width (min)		
At front building line	60'	60'
At front lot line	25'	25'
B. Placement		
Principal Building (min)		
Front setback	25'^	25'^
Side street setback	15'	15'
Side setback	8'	8'
Sum of side setbacks	18'	18'
Rear setback	20'	20'
Coverage (max)		
All roofed buildings and structures	35%*	35%*
C. Height		
Principal Building (max)		
Measured to highest point of a flat roof	35'**	35'**
Measured to mean height between eaves and ridge of a gable, hip, mansard, or gambrel roof	30'**	30'**

^ Subject to Established Building Line
* ZTA 08-11 (current) or Residential Infill Compatibility standards (proposed Sec. 4.4.3) apply
** 40' if approved by Planning Board through site plan

Accessory Structures
For development standards regarding accessory structures, see Accessory Structures Fact Sheet on the other side of this page.

Zone	R-60 Residential, one-family, detached
Area Requirement	Minimum lot size 6,000 sq. ft
Maximum Coverage	35% including accessory buildings. **See Page 2 for infill development & lot coverage.
Minimum Front Setback	25 ft. or established building line (EBL), whichever is greater. EBL is not required for additions, only for new one-family dwellings.[1]
Minimum Side Setback	Total 18 ft.; one side 8 ft. Lot recorded before 1/1/54, 7 ft. each side. Lot recorded prior to 10/28/30 and if lot width is at least 40 ft. but less than 50 ft., 5 ft. each side. Lot recorded before 3/16/28, if lot width is 40 ft. or less, 5 ft. each side.
Minimum Side Street Setback	Abutting lot fronts on the Side Street and is in a Residential Detached Zone 25 ft. Abutting lot Does Not front on the Side Street or is not in a Residential Detached Zone 15 ft.
Minimum Rear Setback	20 ft. Lot recorded between 9/30/41 - 12/31/53 minimum average depth of rear setback is 20 ft. but in no case less than 15 ft. at any one point.
Minimum Lot Frontage	60 ft. at front building line. 25 ft. at street line.
Maximum Building Height	35 ft. to roof peak or 30 ft. to mean height between eaves & ridge of gable, hip, mansard or gambrel roof.
Accessory Buildings The footprint of an accessory building must not exceed 50% of the footprint of the main building (one-family detached dwelling) or 600 sq/ft whichever is greater. This limit does not apply to a building accessory to an agricultural use. Any accessory building or structure used for the housing, shelter, or sale of animals or fowl other than a household pet must be a minimum of 25' from a lot line and a minimum of 100' from a dwelling on another lot.	Rear yard only. 20 ft. maximum height, measured to the highest point of roof surface. • 60 ft. Front Setback • 25 ft. Side Street Setback, abutting lot fronts on the side street and is in a residential detached zone • 15 ft. Side Street Setback, abutting lot does not front on the side street or is not in a residential detached zone • 5 ft. Side setback [2, 3] • 10 ft. Rear on a Corner lot where abutting lot fronts on the side street and is in a residential detached zone • 5 ft. Rear setback, if not otherwise addressed [2, 3] Town of Garrett Park call 240-777-6240 for info
Remarks	[1] See Established Building Line Methods on DPS website. [2] Additional setback required if length of bldg. along a rear or side lot line has linear dimension greater than 24 ft., side or rear setback is increased 2 ft. of setback for every 2 ft. that the bldg. dimension exceeds 24 ft. This does not apply to swimming pools. [3] Additional setback required if bldg. ht. is greater than 15 ft. (measured to mean height between eaves and ridge of roof) then side & rear setback is increased 2 ft. of additional setback for each foot of height over 15 ft.

INFILL DEVELOPMENT

Your project is considered infill development if the following apply:
The lot was created:
-By a plat recorded before January 1, 1978; or
-By a plat of resubdivision that created fewer than 6 lots from a lot previously created by a plat recorded before January 1, 1978;
-the lot is less than 25,000 square feet in area AND

The construction proposed is:
-A new detached house, OR
-demolition is more than 50% of the existing floor area of all floors of the dwelling; OR
-addition is more than 50% of the existing floor area of all floors of the dwelling.

INFILL DEVELOPMENT LOT COVERAGE-

definition:
Area that may be covered by any building, including any accessory building, and any weather-proofed floor area above a porch. This does not include any bay window, chimney, porch, or up to 240 sq.ft. of a detached garage if it is less than 350 sq.ft. of floor area and less than 20 ft. in height.

Maximum Coverage for Infill Development Lots

Lot area less than 6000 sq.ft.	30%
Lot area equal to or greater than 6000 sq. ft. but less than 16, 000 sq. ft	30% minus .001 multiplied by the square foot of a lot area over 6000 sq. ft. See EXAMPLE below
Lot area equal to or greater tan 16,000 sq. ft.	20%

EXAMPLE:

Your lot size is	9458 sq. ft.
Minus	- 6000 sq. ft.
Equals	3458 sq. ft.
Multiply times	.001
Equals	3.45 percent
Base Coverage	30.00 percent
Minus	3.45 percent
Equals	26.55 percent

This is the new maximum amount of lot coverage for this lot.



Zoning Map

11. Assessment/Tax Information:

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 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.

The 2019 real estate taxes and assessments for Lot 4 of Block 17 of Pinecrest as shown by the Maryland Department of Assessments and Taxation is shown in the assessment account as follows:

Tax Map JN41, Block 17, Lot 4

Tax ID: 16-13-01073876

Tax Year: 2019

Land:	$ 301,200.00
Improvements:	$ 188,500.00
Total:	$ 489,700.00
Taxes:	$ 7,659.00

The subject property is located in Montgomery County, with a tax rate of $1.11 per $1,000.00 in assessed value.

12. 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 the 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. In 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 subject property is a building lot that can support a single family residence.

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, APFO, etc., must be analyzed as they could preclude or restrict many uses that might otherwise produce the highest and best use. The present use of the subject property with a single family residence appears to be legally permissible.

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 an attractive return on investment capital, while servicing operating and financial expenses, it is not a financially feasible use. The present use with a single family residential dwelling is considered financially feasible and creates wealth maximization.

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 a property's highest and best use.

Highest and Best Use as Vacant:

The subject property is zoned R-60, contains 6,300 +/- square feet of land and is a recorded lot in the land records of Prince George's County. (Prior to Takoma Park Annexation to Montgomery County, on July 1, 1997) The highest and best use of the subject property is the full development of the property within the R-60 zoning of Montgomery County with a single family residential dwelling.

This use appears to be physically possible, legally permissible, financially feasible and will create wealth maximization.

Highest and Best Use as though Improved:

The highest and best use of the subject property as improved is for the continued present use of the improvements on the subject property for the remaining economic life of the improvements or until demand warrants redevelopment within the R-60 zoning ordinance of Montgomery County Maryland.

13. Present Use:

The subject property is improved with a single family residential dwelling reported to contain 1,092 +/- square feet of living area and built in 1953.

14. Purpose of the Appraisal:

The purpose of the appraisal is to estimate the fair market value of the proposed perpetual easement acquisition containing 840 +/- square feet and a temporary easement acquisition containing 420 +/- square feet from the subject property, as of the date of inspection, September 26, 2019.

The fee simple estate is defined by the Dictionary of Real Estate Appraisal as being the "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."

15. Function of Appraisal:

The function of this appraisal is to assist the Washington Suburban Sanitary Commission (WSSC) in evaluating the subject property for a proposed perpetual easement and proposed temporary easement acquisition. The intended user is the Washington Suburban Sanitary Commission (WSSC) and/or their designated representatives. The intended use of the appraisal is to provide the WSSC with a basis for negotiations relating to the proposed perpetual easement acquisition and proposed temporary easement acquisition from the subject property. Any use other than for acquisition purposes is prohibited without the written consent of the appraiser. The appraiser reserves the right to review and/or revise the appraisal in the event of any material changes in the underlying facts and assumptions, as such changes may render the appraisal null and void.

16. Scope of the Appraisal:

The scope of this appraisal includes the inspection of the subject property. The intended users are The Washington Suburban Sanitary Commission (WSSC) and/or their designated representatives. The intended use of the appraisal is to provide the Washington Suburban Sanitary Commission

(WSSC) with a basis for negotiations relating to the possible acquisition of the subject property. This appraisal report is being written in a narrative appraisal report format in reporting the results of the appraisal assignment, as defined in USPAP Standard Rule 2-2(b). The direct sales comparison approach to value is considered to be the most applicable when valuing vacant and unimproved properties and considered to be the most applicable when valuing improved single family properties. The income approach and the cost approach to value was considered, but not employed as they are typically used for valuing commercial and industrial improved properties. Since the majority of the residential properties are owner occupied the income approach was once again considered, but not employed due to limited data being available. The cost approach was considered, but not employed due to the property being built in 1953. In conducting the appraisal report the data collection sources for comparable sales data was obtained through county recorded data and/or multiple listing data, Costar from 2014 to current. The sales data was researched within the immediate election districts, and surrounding election districts considered having similar locational characteristics. Data verification was provided through land records, buyer, seller, broker, settlement attorney, or a combination thereof. Lease information, if necessary, was compiled from the appraiser's files, brokers, leasing agent, or by contacting landlords/tenants of similar properties located through inspection of the neighborhood. Additional data relied upon for the valuation of this property include the review of FEMS Flood Plain Maps, GIS maps, County Tax Maps, County zoning ordinance and subdivision regulations, along with other various publications and information. The appraisal as prepared is for the purposes of estimating the fair market value of the property as described previously in this appraisal report. The final conclusions and values are based upon the adjustment of the sale properties for dissimilar characteristics in comparison to the subject property.

17. Environmental Audit:

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, the market value could be adversely affected. The evaluation herein is based upon the assumption that there are no environmental conditions affecting the subject property that would have a negative impact on value. The appraiser generally recommends that any contract of sale for the purchase of real property be made contingent upon an environmental audit, so as to enable the buyer to properly assess the impact of same, if any.

18. Fair Market Value:

"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."

Source: Maryland Real Property Code Ann. §12-105(b).

19. 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 sketch 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 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 or administrative authority from any local, state or national 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 of 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 hazards (ie: 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 appraisers have 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 not found to comply with one or more of the requirements, this could have a negative impact upon the value of the property.

18. This appraisal is based upon the plats and plans provided by the client. Should an additional engineering study be completed that provides information that is different than what has been described could render this appraisal invalid. Should the engineering study indicate a use that is different than described in this report your appraiser reserves the right to review and revise this appraisal report which could render this appraisal invalid.

19. An assumption and condition that the appraiser is required to comply with assumes that the "after" value is based on the premise that the proposed acquisition from the subject property is completed as of the effective date of the appraisal in accordance with the WSSC drawing entitled, "Schedule B Easement for Sewer and Appurtenances Across the Property of Theresa A. Stubs and Charles R. Stubs" Sketch No. A-28964.

20. Competency Provision:

Every effort has been made through education and related work experience to comply with the "competency" provision in the Uniform Standards of Professional Appraisal Practice. (USPAP, Section I-4, Competency Provision).

21. Jurisdictional Exception:

The State of Maryland is subject to federal and state laws specifying how certain valuation issues are addressed (See federal regulation at Title 49 C.F.R. Section 24.103 and Maryland Law on Real Estate Section5-201). Paragraph 5c of the federal regulations states, in part, that "the appraiser shall disregard any decrease or increase in the fair 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. In the case of a partial acquisition in Maryland, special benefits as a result of the project can only offset damages to the remainder and not to the part taken." As no eminent domain proceedings are involved in the scope of this appraisal report the jurisdictional exception is not applicable.

22. Hypothetical Conditions:

A hypothetical Condition is an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. 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.

23. Extraordinary Assumptions:

An assumption, directly related to a specific assignment, as of the effective date of the assignment results which, if found to be false, could alter the appraiser's opinions or conclusions. For

example, if hazardous materials are located on the property, and the appraiser is instructed not to consider their impact in the appraisal report, an extraordinary assumption exists. Beyond the defined hypothetical conditions noted above, no extraordinary assumptions are included in this appraisal report. Given the potential effects extraordinary conditions can have upon an estimate of market value, readers are cautioned to have a clear understanding of the context in which such assumptions are invoked in an appraisal assignment.

24. 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 marketing time is consistent with the exposure time, which is estimated at 4 months to 6 months.

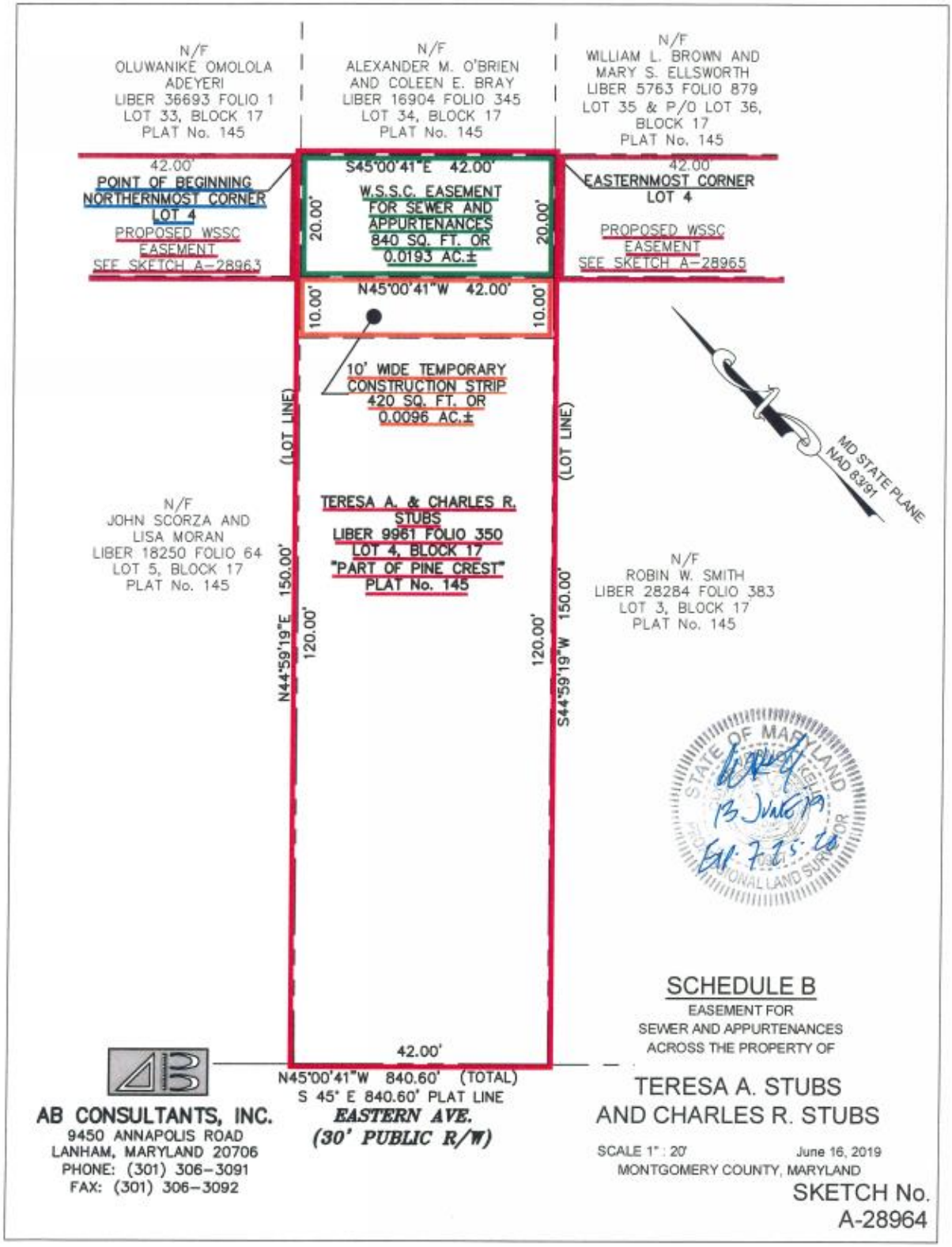
25. Environmental Audit:

This appraiser has not had the benefit of an environmental audit of the subject site in order to determine the effect upon the 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, the market value could 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. This appraiser generally recommends that any contract of sale for the purchase of the subject property be made contingent upon an environmental audit, so as to enable the buyer to properly assess the impact of same, if any.

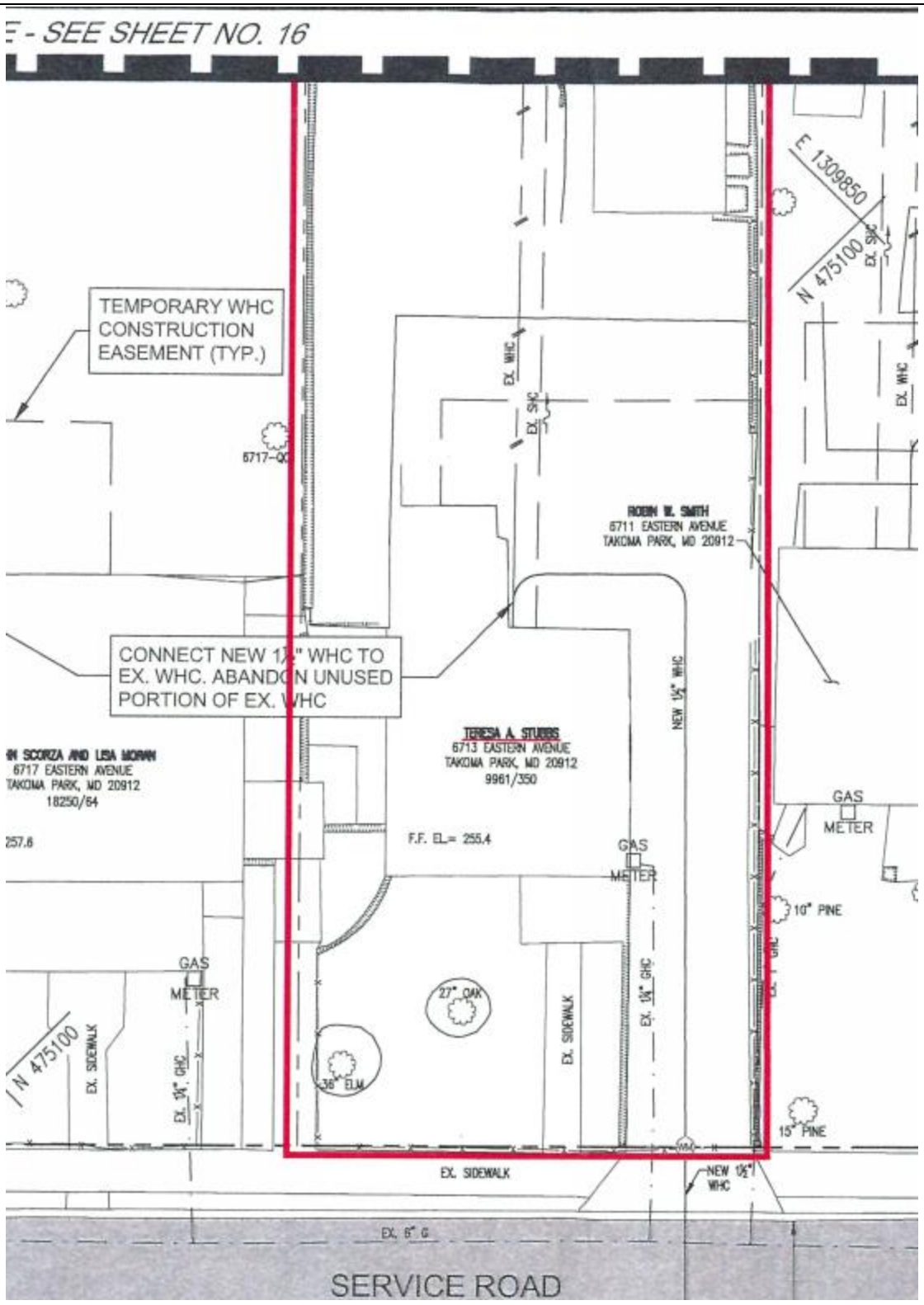
26. Area of Acquisition:

The Washington Suburban Sanitary Commission desires to acquire in the form of a perpetual easement 840 +/- square feet or say 0.0193 +/- acres and a temporary easement containing 420 +/- square feet or say 0.0096 +/- acres. The proposed acquisition is shown on a plat prepared by AB Consultants, Inc., dated June 16, 2019, Titled "Schedule B Easement for Sewer and Appurtenances Across the Property of Theresa A. Stubs and Charles R. Stubs" Sketch No. A-28964. According to the proposed acquisition plat and construction drawings, the purpose of the acquisition of a WSSC easement for sewer and appurtenances is for the installation of an 8 inch sewer line. The easement can be described as more or less regular in shape, having a width of 42 +/- feet and a depth of 20 +/- feet and is located on the northwestern end of the property. The temporary easement is located directly southwest of the perpetual easement and can be described as more or less regular in shape, having a width of 42 +/- feet and a depth of 10 +/- feet.

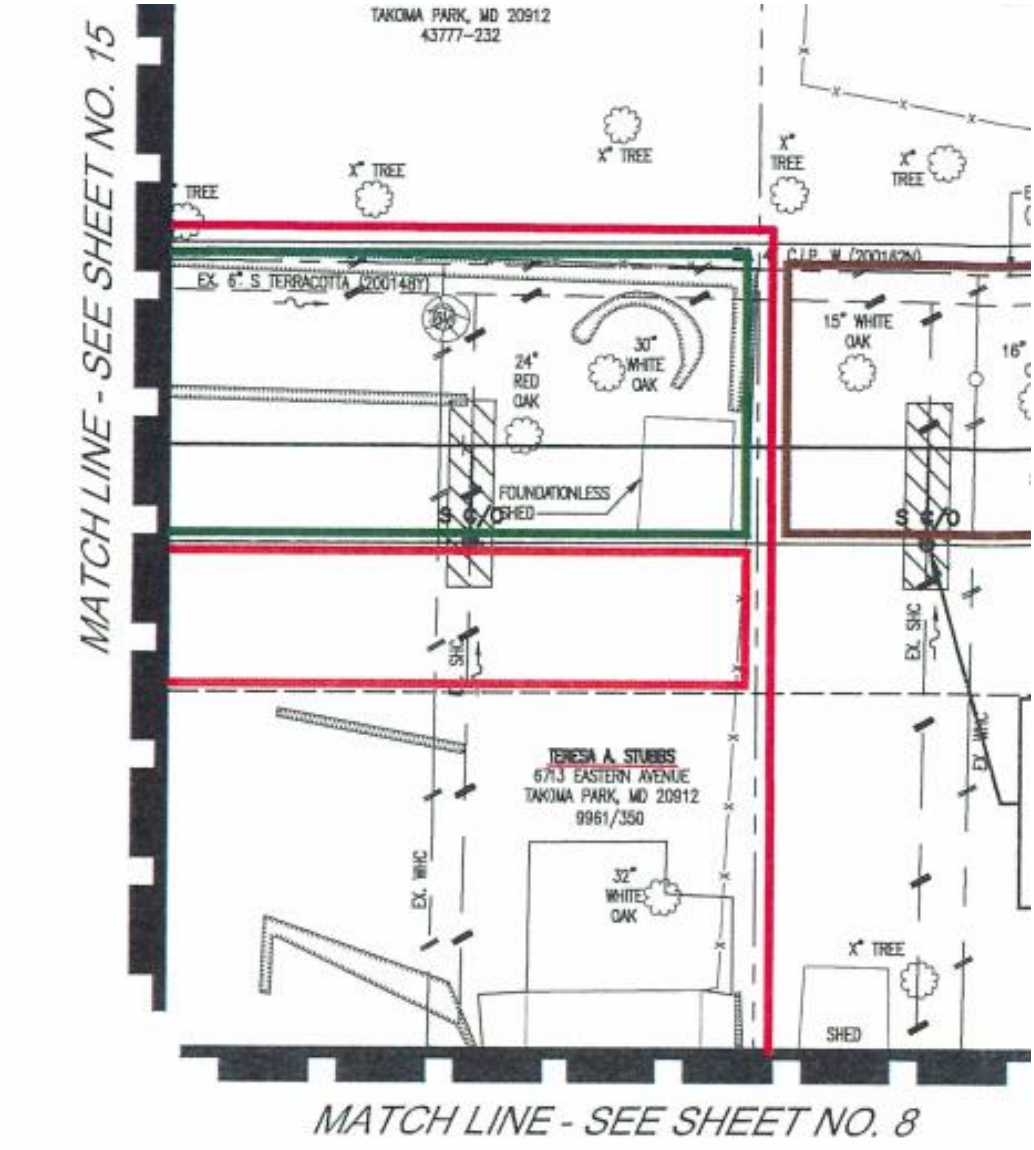
A copy of the proposed acquisition plat is shown on the following page.



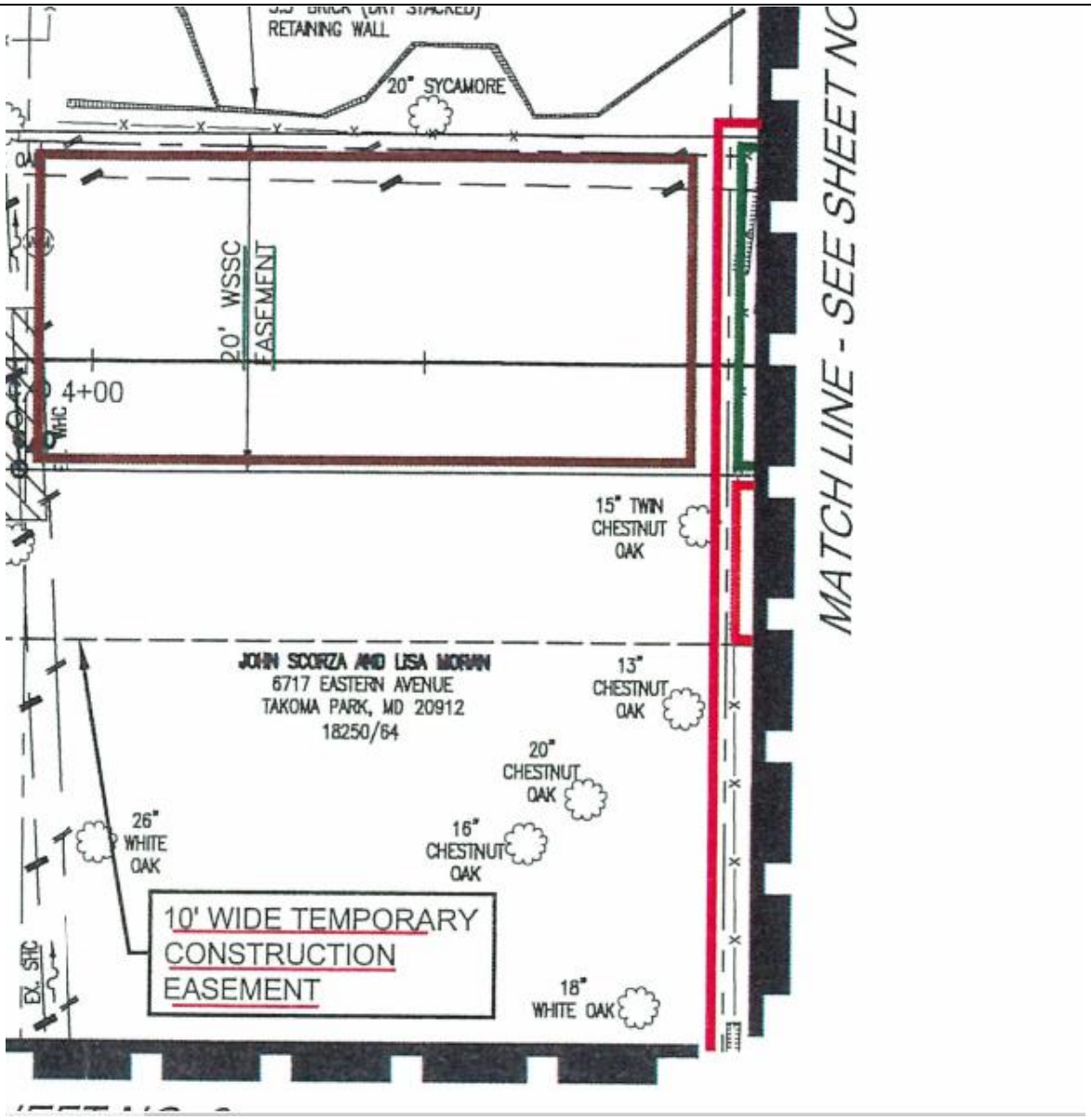
Acquisition Plat of Subject Property



Construction Drawing of Acquisition



Construction Drawing of Acquisition



Construction Drawing of Acquisition

27. Effect of Acquisition:

Since this is a perpetual easement, the land area prior to the acquisition will be unchanged after the proposed 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 easement is reported to contain a total area

of 840 +/- square feet, it is the appraiser's opinion the value/utility of the 840 +/- square feet of land located in the rights of ways is reduced by 50% of the proposed right of way. The current fee simple owners 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. The proposed temporary easement containing 420 +/- square feet, is to be used only during the period of construction for the purpose of installation of the sewer line within the perpetual easement area and construction access and at the termination of the construction all rights hereby acquired by WSSC shall then terminate and revert to the property owners. While the proposed temporary easement is reported to contain a total area of 420 +/- square feet, it is the appraiser's opinion the value/utility of the 420 +/- square feet of land located in the rights of ways is reduced by 10% of the proposed right of way. 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.

28. Valuation:

Methodologies of Valuation: 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, Third Edition, published by the Appraisal Institute, the three basic approaches to value are described as follows:

Sales Comparison Approach: is an approach through which an appraiser derives a value indication by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison and making adjustments, based on the elements of comparison, to the sale prices of the comparables.

Cost Approach: is an approach through which an appraiser derives a value indication of the fee simple interest in a property by estimating the current cost to construct a reproduction of or replacement for the existing structure, deducting for all evidence of accrued depreciation from the cost new of the reproduction or replacement structure, and adding the estimated land value plus an entrepreneurial profit. Adjustments may be made to the indicated fee simple value of the Subject Property to reflect the value indication of the property interest being appraised.

Income Approach – Income Capitalization Approach: is 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.

All three approaches to value were considered the cost approach, market approach and income approach.

DIRECT SALES COMPARISON

APPROACH – VACANT LOT

Direct Sales Comparison Approach to Value

The Sales Comparison Approach is a process of correlation and analysis of recently sold similar properties. The reliability of this technique is dependent upon, (A) the degree of comparability of each property with the property under appraisal, (B) the time of sale, (C) the verification of the sale data, and (D) the absence of unusual conditions affecting the sale.

The following items of comparison have been considered by this appraiser with regards to these comparable sales: The date of the comparable sale, the size of same, its relation to the subject property with regards to topography, highest and best use, availability of public services, such as public utilities, transportation, school, police and fire protection, and other factors that affect value and aid this appraiser in arriving at a market value estimate when comparing the subject with the sales listed at the end of this appraisal report, (Appraisal Terminology and Handbook, American Institute of Real Estate Appraisers).

Definition and Analysis of the Larger Parcel:

Defined in "The Dictionary of Real Estate Appraisal." In governmental land acquisitions, 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. In federal and some state cases, however, contiguity is sometimes subordinated to unitary use. The subject property totaling 6,300 +/- square feet of land represents the larger parcel.

The direct Sales Comparison Approach is often referred to as the "substitution principle." In implementing the substitution principle, comparable sale properties are substituted for the subject property and then adjusted for dissimilar characteristics. The subject property is the standard, with adjustments for dissimilar characteristics applied to each sale, if warranted.

In valuing the subject property, the price per lot is considered to be the most appropriate unit of measurement. Subsequently, the sales employed were converted to a price per lot as this is the most common unit of comparison on a sale, lease, or cost basis in raw land valuations. The price per lot is obtained by dividing the sales price by the number of lots in the comparable sale. Upward adjustments were made to the unit price when the subject property is judged to be superior. Downward adjustments were made to the unit price when the subject property is judged to be inferior. These adjustments are applied after the unit price is first adjusted for market conditions (time) and financing, if applicable.

Sales Adjustment Grid

Sale	Subject	1	2	3	4	5
Address	6713 Eastern Avenue Takoma Park, MD 210912	6451 Kansas Lane Takoma Park MD 20912	410 Boston Avenue Takoma Park, MD 20912	6614 Allegheny Avenue Takoma Park, MD 20912	7316 Glenside Drive Takoma Park MD 20912	7808 Garland Drive Takoma Park MD 20912
Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Conditions of Sale		Arms Length	Arms Length	Arms Length	Arms Length	Arms Length
Sales Date	Inspection September 2019	3/23/2018	5/26/2017	4/11/2017	4/17/2019	8/7/2017
Zoning	R60	R60	R60	R60	R60	R40
Size	6,300 +/- SF	6,427 +/- SF	6,041 +/- SF	6,300 +/- SF	13,190 +/- SF	7,436 +/- SF
Sales Price	N/A	$280,000.00	$295,000.00	$265,000.00	$250,000.00	$245,000.00
Value of Imp.	N/A	$0.00	$0.00	$0.00	$0.00	$0.00
Land Value	N/A	$280,000.00	$295,000.00	$265,000.00	$250,000.00	$245,000.00
Number of Lots	1 Lot	1	1	1	1	1
Price/Lot	N/A	$280,000.00	$295,000.00	$265,000.00	$250,000.00	$245,000.00
Time	N/A	0%	0%	0%	0%	0%
Adjusted Price/Lot		$280,000.00	$295,000.00	$265,000.00	$250,000.00	$245,000.00
Location	Takoma Park	0%	0%	0%	15%	15%
Size	6,300 +/- SF	0%	0%	0%	-10%	0%
Wooded/Cleared	Cleared	0%	5%	5%	5%	0%
Frontage/Access	Public	0%	0%	0%	0%	0%
Topography	Slightly Sloping	10%	0%	5%	5%	0%
Zoning	R60	0%	0%	0%	0%	0%
Utilities	Public	0%	0%	0%	0%	0%
Other/Shape/ Engineering	Regular	5%	0%	0%	0%	0%
Net Adjustment		15%	5%	10%	15%	15%
Price/Lot		$322,000.00	$309,750.00	$291,500.00	$287,500.00	$281,750.00

The sales used within this appraisal and shown in the sales grid above were considered to be the best indicators of value for the subject property. The sales reflected a range in sales prices on a price per lot from $245,000.00 per lot to $295,000.00 per lot. After adjustments for dissimilar characteristics the sales on a per lot basis indicates a range in values from $281,750.00 per lot to $322,000.00 per lot.

The value of the subject property is estimated at $315,000.00 for the lot.

Or Say $315,000.00 for a 6,300 +/- square foot lot = $50.00 per square foot.

Land Value:							
6,300	sq. ft.	x		$50.0000	/sq. ft =	$315,000.00	
Improvements - Contributing Value:						$188,500.00	
Total Before Value:						$503,500.00	
Rounded to:							$503,500.00
Value of Rights and Easements Acquired:							
Perpetual Easement							
840	sq. ft.	x		$50.0000	/sq. ft =		
$42,000.00	x	50%		=		$21,000.00	
Temporary Easement							
420	sq. ft.	x		$50.0000	/sq. ft =		
$21,000.00	x	10%		=		$2,100.00	
On-Sites							
Landscaping	Plants and Bushes, Stone River Bed					$750.00	
Temporary Easement							
Cedar Garden Shed							
1	Each	x		$1,500.00	Per =		
$1,500.00	depreciated	20%	=	$1,200.00	x 10% =	$120.00	
Value of Acquisition:						$23,970.00	
Value of Acquisition: Rounded						$24,000.00	
							-$24,000.00
After Value:							$479,500.00

*The estimated value of the improvements is based upon using the Maryland Department of Assessments and Taxation as a guide in estimating the contributing value of the improvements.

The value of the proposed acquisition from the subject property is estimated at $24,000.00.

Sales Adjustment Explanation:

All adjustments are made to the sale properties on a price per lot where the characteristics between the subject and the sales differ. When estimating the time adjustment the sales were adjusted for the difference between the date of the sale and the date of valuation. After adjustments for time, the sales were adjusted for physical dissimilarities such as location, land size, zoning, utilities, frontage/access, topography and engineering.

Sale #1 is adjusted upwards for topography. The subject has superior topography with less steep slopes indicating an upward adjustment. The sale property was sold with three walls of an existing dwelling in place to avoid paying impact fees for the future construction of a new dwelling, considered to be sold at a discount to the market, indicating an upwards adjustment for other.

Sale #2 is adjusted upwards for being wooded vs the subject, which is mostly cleared, considered superior for building a residence.

Sale #3 is adjusted upwards for being wooded vs the subject, which is mostly cleared, considered superior for building a residence. The sale is adjusted upwards for topography. The subject has superior topography with less steep slopes indicating an upward adjustment.

Sale #4 is adjusted upwards for location. The location of the subject property is superior to the location of the sale property, closer to neighborhood amenities and the District of Columbia. The sale property is larger than the subject property, indicating a downward adjustment for size, since larger lots generally sell for more than smaller lots. The sale property is adjusted upwards for being wooded vs the subject, which is partially cleared, considered superior for a residential lot to build a house. The sale is adjusted upwards for being steeper sloping vs the subject, which is mostly less sloping, considered superior for building a residence.

Sale #5 is adjusted upwards for location. The location of the subject property is superior to the location of the sale property, closer to neighborhood amenities and the District of Columbia.

29. Correlation:

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 value of the proposed acquisition(s) was based upon the value of the land indicated by the direct sales comparison approach. The replacement cost less depreciation was used to estimate the value of the on site improvements, if any, within the area of acquisition. Within the area of acquisition, the Marshall and Swift Cost Manual is used to estimate the value of the onsites. The landscaping within the area of acquisition, if any, was valued based upon its contributing value as it relates to the entire property. The income approach to value was considered, but not employed since this is a residential property and the income approach is generally used for commercial and industrial properties.

The estimated market value of the proposed perpetual and temporary easement acquisition from the subject property, under the terms and conditions set forth in this report, as of September 26, 2019, is:

TWENTY FOUR THOUSAND DOLLARS

($24,000.00)

This appraisal report is being transmitted in a narrative format. 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.

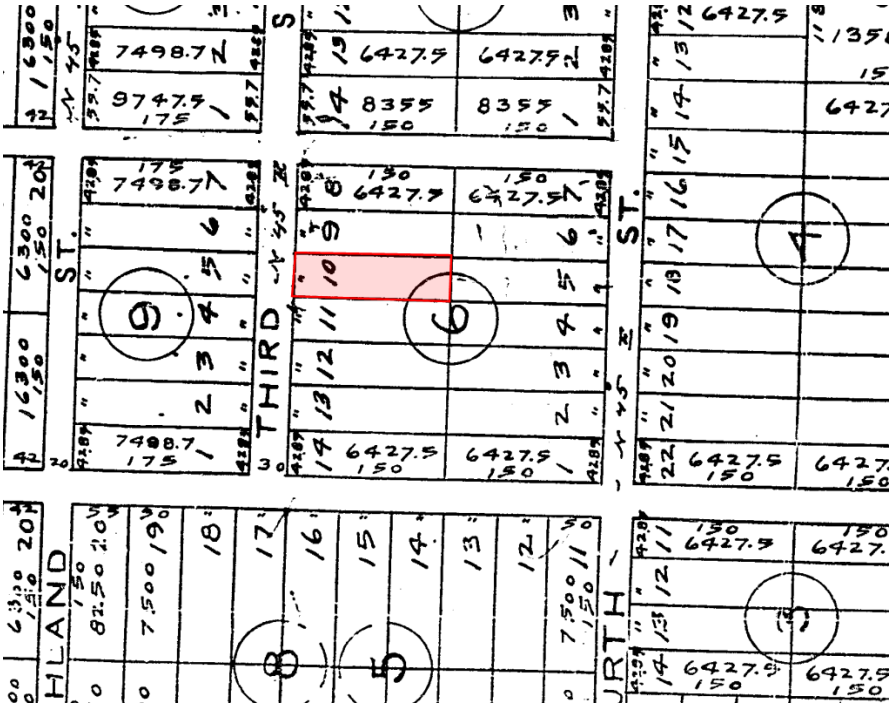
SALES INFORMATION

Sale Number 1:

Grantor:	Lions Mane Financial, LLC
Grantee:	6618 Poplar, LLC
Deed Date:	March 23, 2018
Record Date:	May 22, 2018
Liber/Folio:	56061/59
Tax Account Number:	16-13-03164290
Indicated Consideration:	$280,000.00
Area:	0.1480 +/- Acres or say 6,427 +/- Sq. Ft.
Price Per Building Lot:	$280,000.00
Topography:	Sloping, partially cleared
Zoning:	R60
Highest and Best Use:	Single Family Development
Location:	Tax Map JN51, Block 6, Lot 10 Pine Crest Subdivision 6451 Kansas Lane Takoma Park, MD 20912
Sale Verified By:	Bob Buzell – Grantor at Lions Mare Finance
Financing:	Financed $457,000.00 through Lions Mare Financial

Comments:

$280,000.00 for a 0.1480 +/- acre or say 6,427+/- square foot building lot equals $280,000.00 for a building lot. The property is shown in plat book 2 at plat 15 of the "Pine Crest Subdivision" dated August 1909 and prepared by Geo W. Jackson. The property is more or less regular in shape and is shown to enjoy 42 +/- feet of road frontage on the east side of Third Street, now known as Kansas Lane. The property is shown to have a depth of 150 +/- feet. According to Bob Buzzell, the representative of the property for Lions Mane Financial LLC, the property was sold with three walls of an existing house remaining for a "Ground Up Renovation." This allowed the buyer to construct a house and avoid impact fees. Bob Buzzell also indicated the lot was steeply sloping and had poor drainage. All of these factors contributed to a below market price. Lions Mane Financial LLC initially acquired the property from a substitute trustees' sale, prior to foreclosure, from a previous investor for $200,000.00.


THIRD ST.
HLAND
JRTH





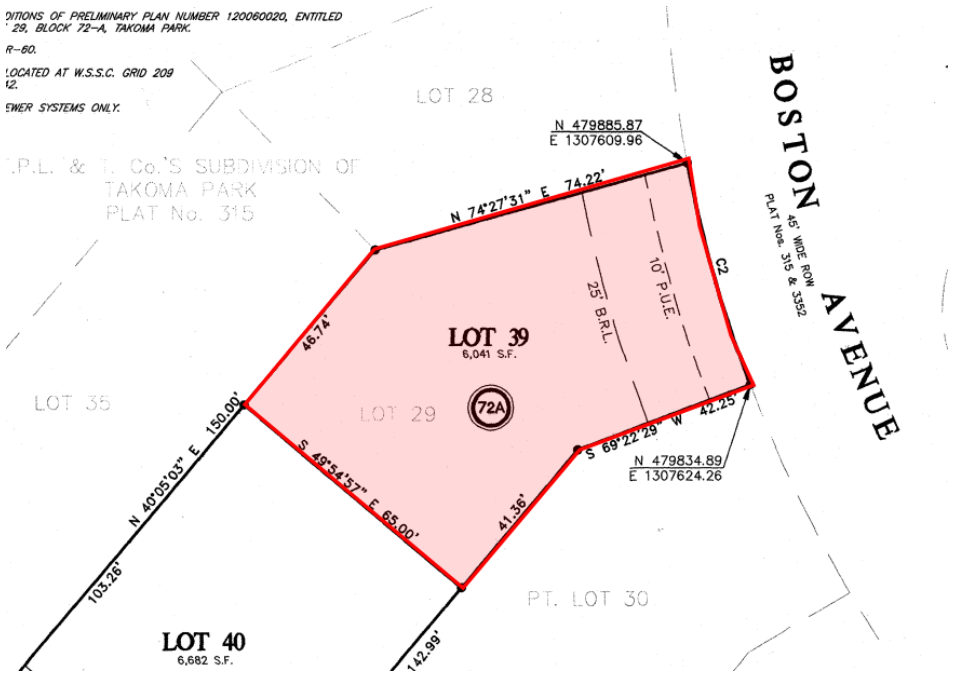
Sale Number 2:

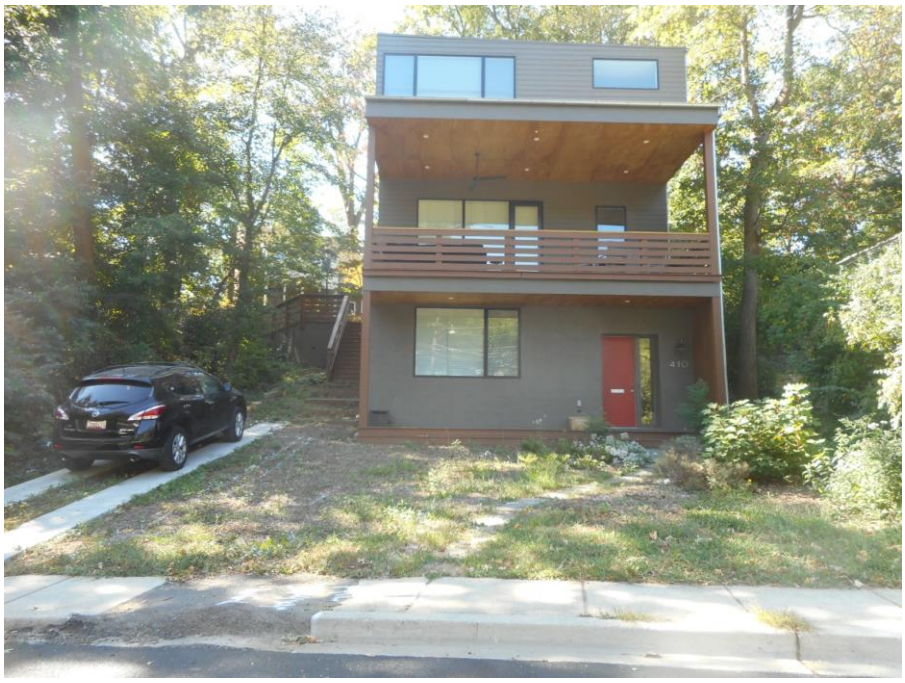
Grantor:	Ryan C. Eargle and Meagan C. Fitzpatrick
Grantee:	Jeffrey T. Dorn, Jr.
Deed Date:	May 26, 2017
Record Date:	June 16, 2017
Liber/Folio:	54471/119
Tax Account Number:	16-13-03624954
Indicated Consideration:	$295,000.00
Area:	0.1390 +/- Acres or say 6,041 +/- Square Feet
Price Per Building Lot:	$295,000.00
Topography:	Sloping and wooded
Zoning:	R60
Highest and Best Use:	Single Family Development
Location:	Tax Map JN51, Block 6, Lot 10 Pine Crest Subdivision 410 Boston Avenue Takoma Park, MD 20912
Sale Verified By:	Alice McKenna – Listing Agent
Financing:	Financed $236,000.00 through Old Line Bank

Comments:

$295,000.00 for a 6,041 +/- square foot building lot equals $295,000.00 for a building lot. The property is shown on Plat 23760 "T.P.L. Co's Subdivision of Takoma Park," dated January 2007, prepared by MADDOX Incorporated. According to the plat the property enjoys 53.01 +/- feet of frontage on the southwest side of Boston Avenue, and the property can be described as irregular or "dog legged" in shape with a maximum width of 65 +/- feet. The property was purchased by an investor who cleared the lot, built a house and subsequently sold the property. The topography of the property can be described as being completely wooded and sloping.


Sale


DITIONS OF PRELIMINARY PLAN NUMBER 120060020, ENTITLED
29, BLOCK 72-A, TAKOMA PARK.
R-60.
LOCATED AT W.S.S.C. GRID 209
12.
EWER SYSTEMS ONLY.
T.P.L. & T. Co.'S SUBDIVISION OF
TAKOMA PARK
PLAT No. 315
LOT 28
N 479885.87
E 1307609.96
N 74°27'31" E 74.22'
BOSTON AVENUE
45' WIDE ROW
PLAT Nos. 315 & 3352
C2
10' P.U.E.
25' B.R.L.
LOT 39
6,041 S.F.
46.74'
LOT 35
LOT 29
72A
S 69°22'29" W 42.25'
N 479834.89
E 1307624.26
N 40°05'03" E 150.00'
S 49°54'57" E 65.00'
41.36'
103.26'
PT. LOT 30
LOT 40
6,682 S.F.
142.99'



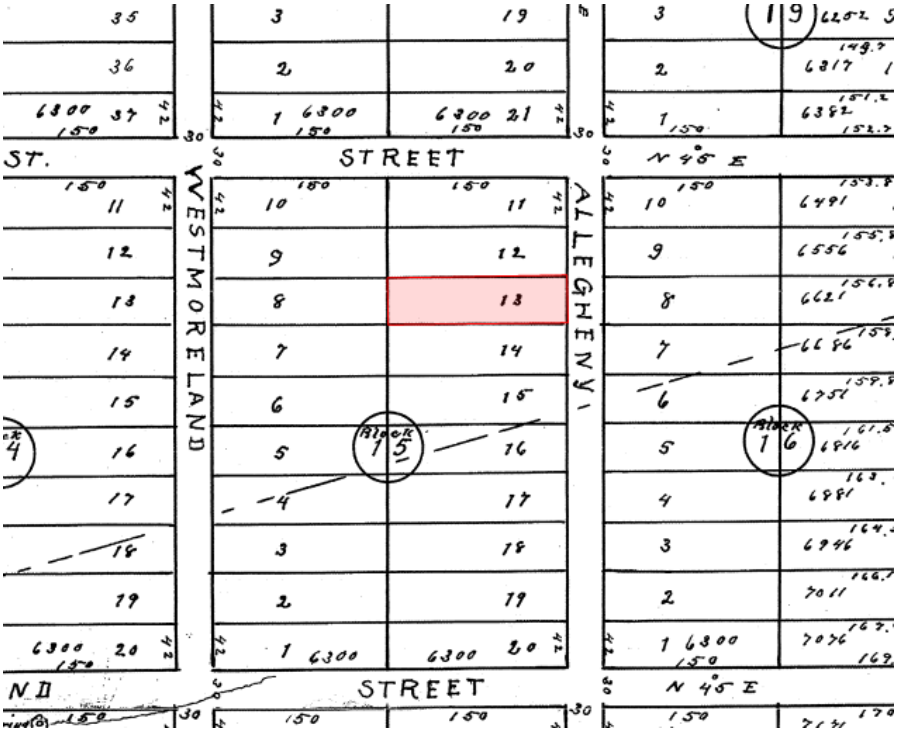
Sale Number 3:

Grantor:	American Pride Properties, LLC
Grantee:	Benjamin Cohen
Deed Date:	April 11, 2017
Record Date:	April 25, 2017
Liber/Folio:	54188/277
Tax Account Number:	16-13-01073923
Indicated Consideration:	$265,000.00
Area:	0.1450 +/- Acres or say 6,300 +/- Square Feet
Price Per Building Lot:	$265,000.00
Topography:	Partially wooded and sloping
Zoning:	R60
Highest and Best Use:	Single Family Development
Location:	Tax Map JN51, Block 15, Lot 13 Pine Crest Subdivision 6614 Allegheny Avenue Takoma Park, MD 20912
Sale Verified By:	Jacques Bankier – Listing Agent
Financing:	No record of financing

Comments:

$265,000.00 for a 6,300 +/- square foot building lot equals $265,000.00 for a building lot. The property is shown on Plat 145 "Part of Pinecrest Subdivision," dated January 11, 1912, prepared by Geo M. Jackson. The property is shown to be regular in shape, 150 feet in depth by 42 feet in width, which also represents the road frontage on the southwest side of Allegheny Avenue. The property is partially wooded and slopes from the northwest to the southeast. Property is zoned R60 and will support future development of one residential dwelling.


Sale


STREET
WESTMORELAND
ALLEGHENY
STREET
N 45° E
N 45° E
Block 15
Block 16



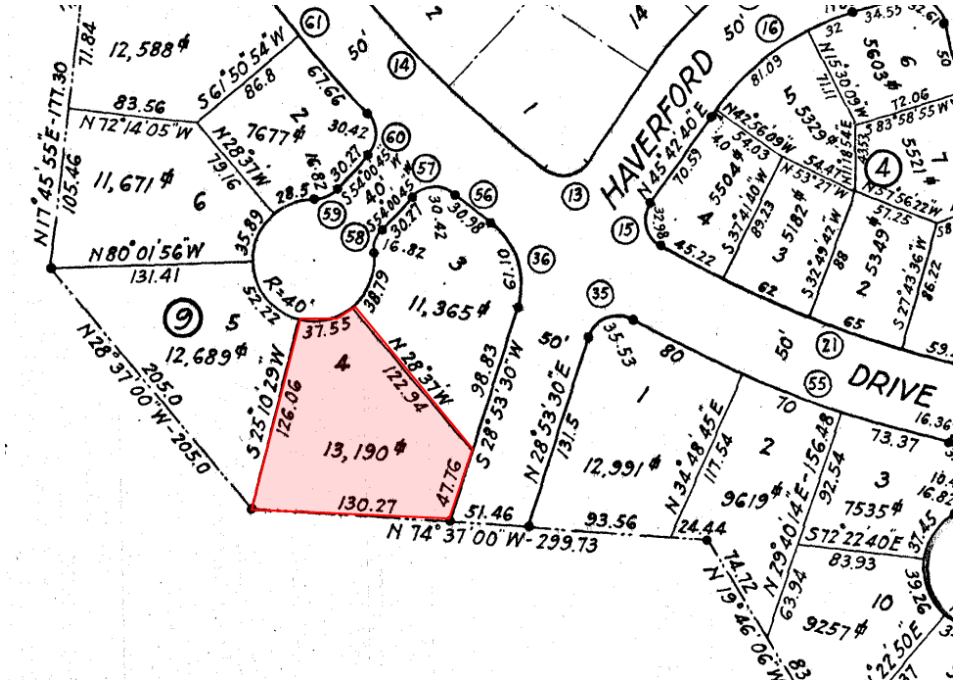
Sale Number 4:

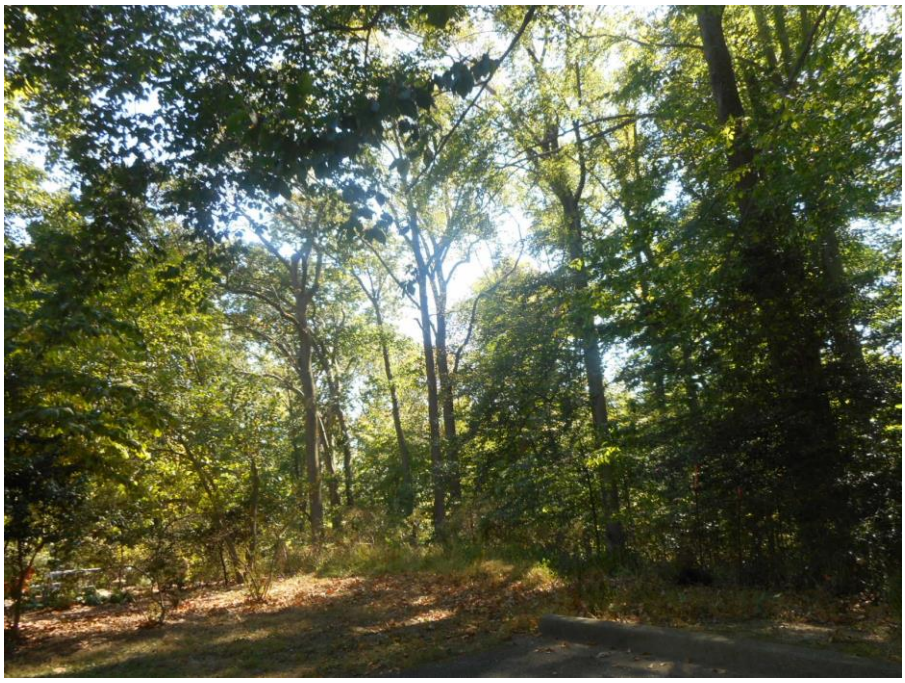
Grantor:	Eric N. Sepler and Joan S. Stevenson
Grantee:	Thomas G. Litke
Deed Date:	April 17, 2019
Record Date:	April 23, 2019
Liber/Folio:	57474/295
Tax Account Number:	16-13-03161536
Indicated Consideration:	$250,000.00
Area:	0.3 +/- Acres or say 13,190 +/- Square Feet
Price Per Building Lot:	$250,000.00
Topography:	Partially wooded and sloping
Zoning:	R60
Highest and Best Use:	Single Family Development
Location:	Tax Map JN62, Block 9, Lot 4 New Hampshire Avenue Highlands 7316 Glenside Drive Takoma Park, MD 20912
Sale Verified By:	Jill Barsky – Listing and Selling agent
Financing:	No record of financing

Comments:

$250,000.00 for a 13,190 +/- square foot building lot equals $250,000.00 for a building lot. The property is shown on Prince George's County Plat Book 7, Plat 72 "New Hampshire Avenue Highlands," dated January 1940, prepared by Dyer & Price. The property is shown to be irregular in shape, on a cul de sac, with 37.55 +/- feet of road frontage and maximum width of 130.27 +/- feet on the south side of the lot. The property backs to a stream bed and municipal park land, towards Becca Lilly Neighborhood Park and Sligo Creek. The lot is completely wooded and slopes to the south and west.


Sale


HAVERFORD
DRIVE
12,588 #
11,671 #
7677 #
11,365 #
12,689 #
13,190 #
12,991 #
9619 #
7535 #
9257 #
5603 #
5504 #
5329 #
5182 #
5349 #
N 74° 37' 00" W - 299.73
N 28° 37' 00" W - 205.0
N 80° 01' 56" W
131.41
R=40'
130.27
51.46
93.56
83.56
N 72° 14' 05" W
N 17° 45' 55" E - 177.30
105.46
N 45° 42' 40" E
N 28° 53' 30" W
S 28° 53' 30" E
N 34° 48' 45" E
117.54
N 19° 46' 06" W
74.72
S 72° 22' 40" E
83.93
63.94
N 79° 40' 14" E - 156.48
92.54
24.44
73.37
98.83
131.5
126.06
122.94
47.76
38.79
52.22
37.55
35.89
67.66
86.8
79.16
30.42
30.27
16.82
30.98
61.10
35.53
45.22
70.59
81.09
71.84
71.11
89.23
57.25
16.22
50'
80
70
65
62
88



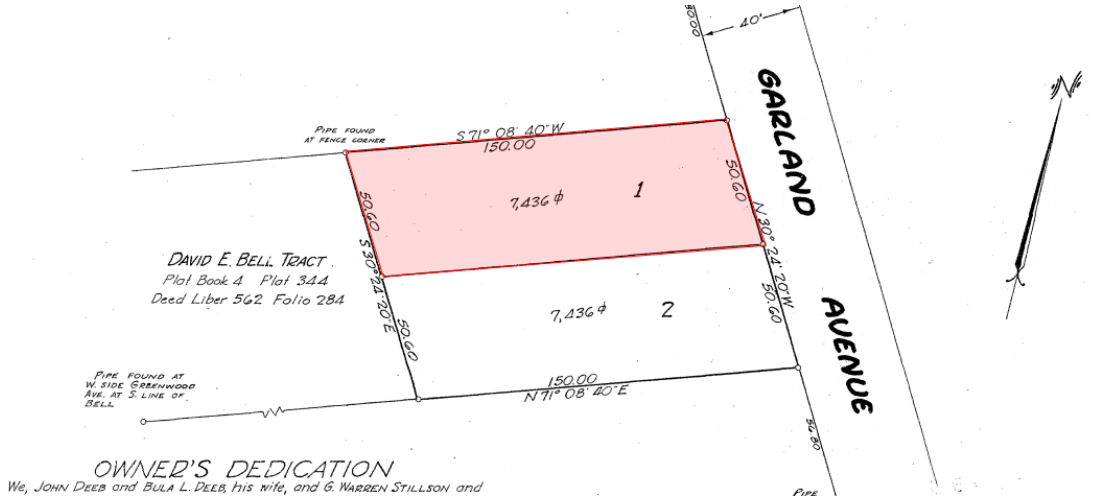
Sale Number 5:

Grantor:	Estate of James McLeod McClurkin
Grantee:	Sun Pacific Capital, LLC
Deed Date:	August 7, 2017
Record Date:	September 18, 2017
Liber/Folio:	55244/365
Tax Account Number:	16-13-00970092
Indicated Consideration:	$245,000.00
Area:	0.17 +/- Acres or say 7,436 +/- Square Feet
Price Per Building Lot:	$245,000.00
Topography:	Partially wooded and sloping
Zoning:	R40
Highest and Best Use:	Single Family Development
Location:	Tax Map JN62, Lot 1 David E. Bell Tract 7808 Garland Avenue Takoma Park, MD 20912
Sale Verified By:	Rachel Adler – Selling agent
Financing:	No record of financing

Comments:

$245,000.00 for a 7,436 +/- square foot building lot equals $245,000.00 for a building lot. The property is shown on Montgomery County Plat 2212 "Lots 1 & 2, David E. Bell Tract," dated July 29, 1948, prepared by Thomas B. McNeill. The property is shown to be regular in shape, with a depth of 150 +/- feet and a width of 50.6 +/- feet, which also represents the frontage on Garland Avenue. Property slopes from the northwest down to the east, towards the creek bed of a tributary of Sligo Creek on the east side of Garland Road. The property is completely wooded and will support development of one residential development right for a single family dwelling. The property was purchased by an investor who built a single family dwelling.


Sale


40'
GARLAND
AVENUE
Pipe found at fence corner
S 71° 08' 40" W
150.00
7,436 ϕ
1
50.00
N 30° 24' 20" W
50.00
S 30° 24' 20" E
50.00
David E. Bell Tract
Plat Book 4 Plat 344
Deed Liber 562 Folio 284
7,436 ϕ
2
50.00
Pipe found at W. side Greenwood Ave. at S. line of Bell
150.00
N 71° 08' 40" E
50.00
OWNER'S DEDICATION
We, John Deeb and Bula L. Deeb, his wife, and G. Warren Stillson and
Pipe



Sale Also Considered:

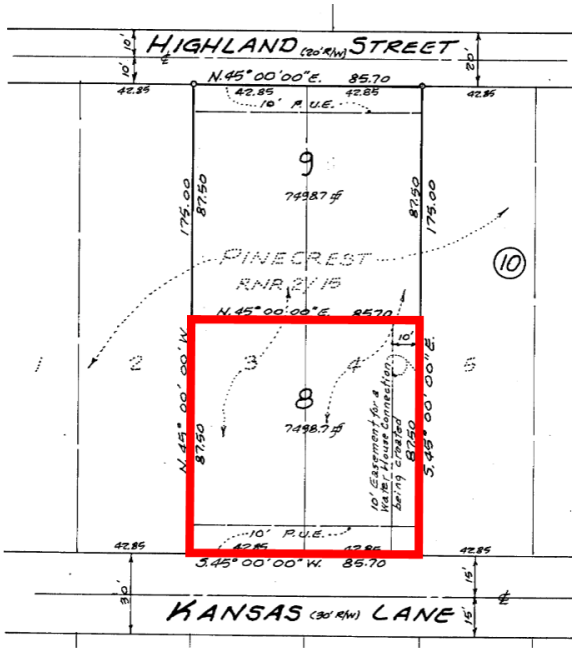
Grantor:	William G. Hyman
Grantee:	6618 Poplar LLC
Deed Date:	April 24, 2015
Record Date:	June 26, 2015
Liber/Folio:	50664/426
Tax Account Number:	16-13-03202397
Indicated Consideration:	$310,000.00
Area:	0.17 +/- Acres or say 7,468 +/- Square Feet
Price Per Building Lot:	$310,000.00
Topography:	More or less level, partially cleared
Zoning:	R60
Highest and Best Use:	Single Family Development
Distance From Subject:	0.26 Miles East
Location:	Tax Map JN51, Block 10, Lot 8 Pine Crest Subdivision 6506 Kansas Lane Takoma Park, MD 20912
Sale Verified By:	Cara Pearlman - Listing Agent Berkshire Hathaway
Financing:	Financed $400,000.00 through DP Capital LLC

Comments:

$310,000.00 for a 0.17 +/- acre or say 7,498+/- square foot building lot equals $310,000.00 for a building lot. The property is shown in plat book VJ 180 at plat 20 of the Pine Crest Subdivision, "Lots 8 & 9, Block 10, A resubdivision of Lots 3 & 4 Block 10 Pine Crest" dated May, 1997 and prepared by W. Stanley Machen Associates, Inc." The property is more or less regular in shape and is shown to enjoy 85.70 +/- feet of road frontage on the north side of Kansas Lane. The property is shown to have a depth of 87.50 +/- feet. According to Cara Pearlman, the listing agent for the property with Compass Realty, the property was sold for more than the list price with multiple offers in a highly desirable location. Originally the property had a house straddling two lots. The house was torn down, the property subdivided, cleared and sold as a ready to build lot with approved home plans. Property was purchased in an arm's length transaction by a developer that lives within the community.



Aerial Photo of Sale Property



Plat of Sale Property



Photo of sale property

Sale Also Considered:

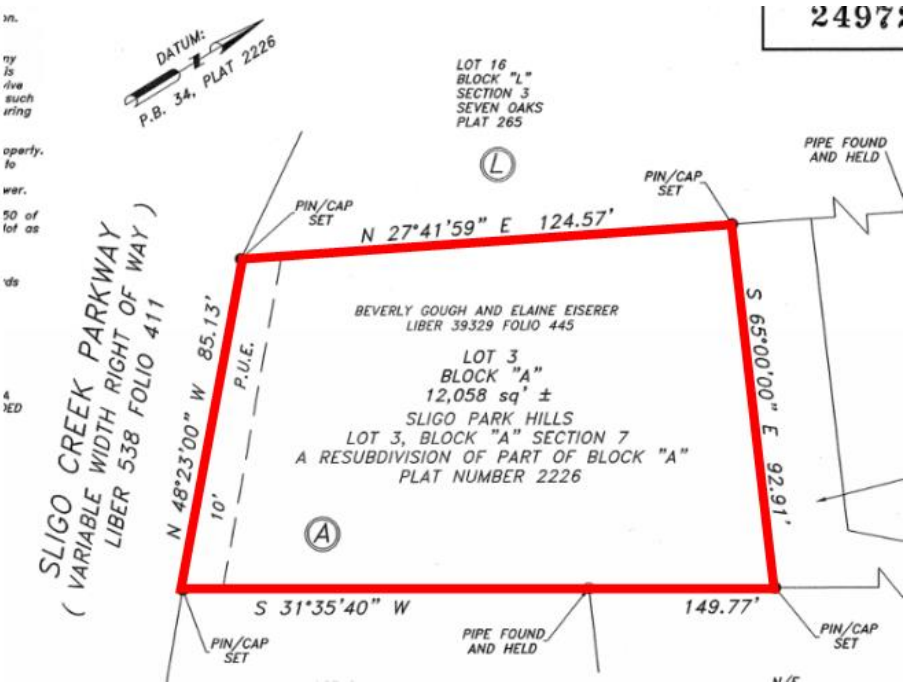
Grantor:	Beverly Gough and Elaine Roberta Eiserer
Grantee:	Robert Conner, LLC
Deed Date:	May 27, 2015
Record Date:	June 15, 2015
Liber/Folio:	47305/376
Tax Account Number:	16-13-01049546
Indicated Consideration:	$275,000.00
Area:	0.28 +/- Acres or say 12,058 +/- Square Feet
Price Per Building Lot:	$275,000.00
Topography:	Gently sloping and partially wooded
Zoning:	R60
Highest and Best Use:	Single Family Development
Distance From Subject:	2.53 Miles North
Location:	Tax Map JP41, Block A, Lot 3 Section 7 Sligo Park Hills 9111 Sligo Parkway Silver Spring, MD 20901
Sale Verified By:	Carole Levin - Listing Agent
Financing:	Financed $206,000.00

Comments:

$275,000.00 for a 0.28 +/- acre or say 12,058 +/- square foot building lot equals $275,000.00 for a building lot. The property is located just northeast of Sligo Creek Parkway and south of Colesville Road. The property is shown on Plat 24972, titled "Sligo Park Hills, Lot 3, Block A, Section 7," dated December 9, 2011, and prepared by NTT Associates, Inc. The plat shows the property as being more or less regular in shape and enjoys approximately 85.13 +/- feet of road frontage on Sligo Creek Parkway. The property has all utilities available, is mostly wooded and sloping down to the Sligo Creek.



Aerial Photo of Sale Property



Plat of Sale Property



Photo of Sale Property

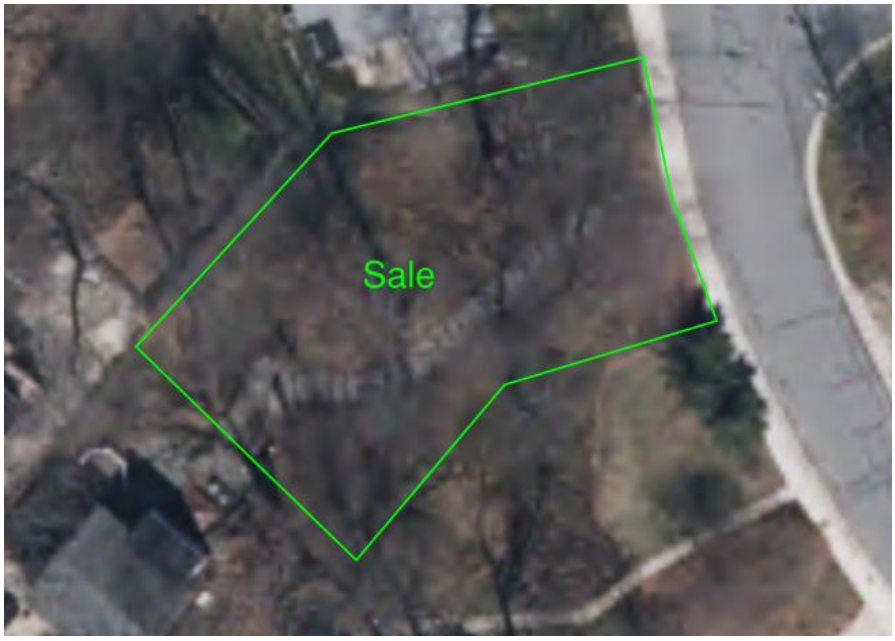
Sale Also Considered:

Grantor:	Rachel Horoschak
Grantee:	Ryan C. Eargle and Meagan C. Fitzpatrick
Deed Date:	December 18, 2015
Record Date:	January 13, 2016
Liber/Folio:	51506/144
Tax Account Number:	16-13-03624954
Indicated Consideration:	$200,000.00
Area:	0.14 +/- Acres or say 6,041 +/- Square Feet
Price Per Building Lot:	$200,000.00
Topography:	Partially wooded and sloping
Zoning:	R60
Highest and Best Use:	Single Family Development
Distance From Subject:	1.00 +/- Miles Northwest
Location:	Tax Map JN42, Block 72A, Lot 39 410 Boston Avenue Takoma Park, Maryland 20912
Sale Verified by:	Meg Finn – Long and Foster Listing Agent
Financing:	$164,000.00 – Financed through The Columbia Bank

Comments:

$200,000.00 for a 0.14 +/- acre or say 6,041 +/- square foot lot equals $200,000.00 per lot. The lot, known as Lot 39 in Block 72-A, is shown on the plat 23760, "T.P.L. & T, Co's Subdivision of Takoma Park," dated January, 2007 prepared by Maddox Incorporated. The plat shows the lot as being more or less irregular in shape and enjoys 53.01 +/- feet of road frontage on the southwest side of Boston Avenue. The property is located just north of Philadelphia Avenue. All utilities were available at the property. According to Meg Finn, the property was ready to build and was subject to a tree ordinance.

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Sale

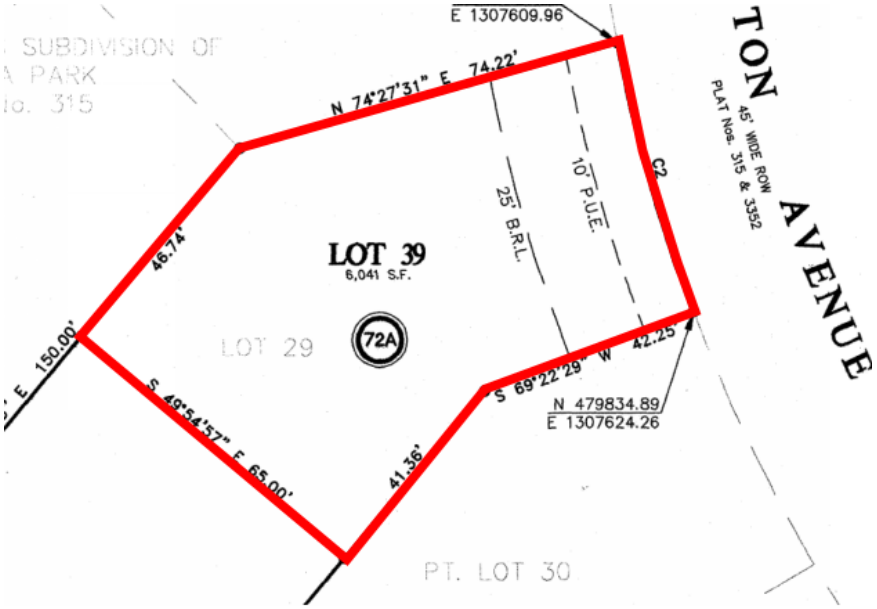
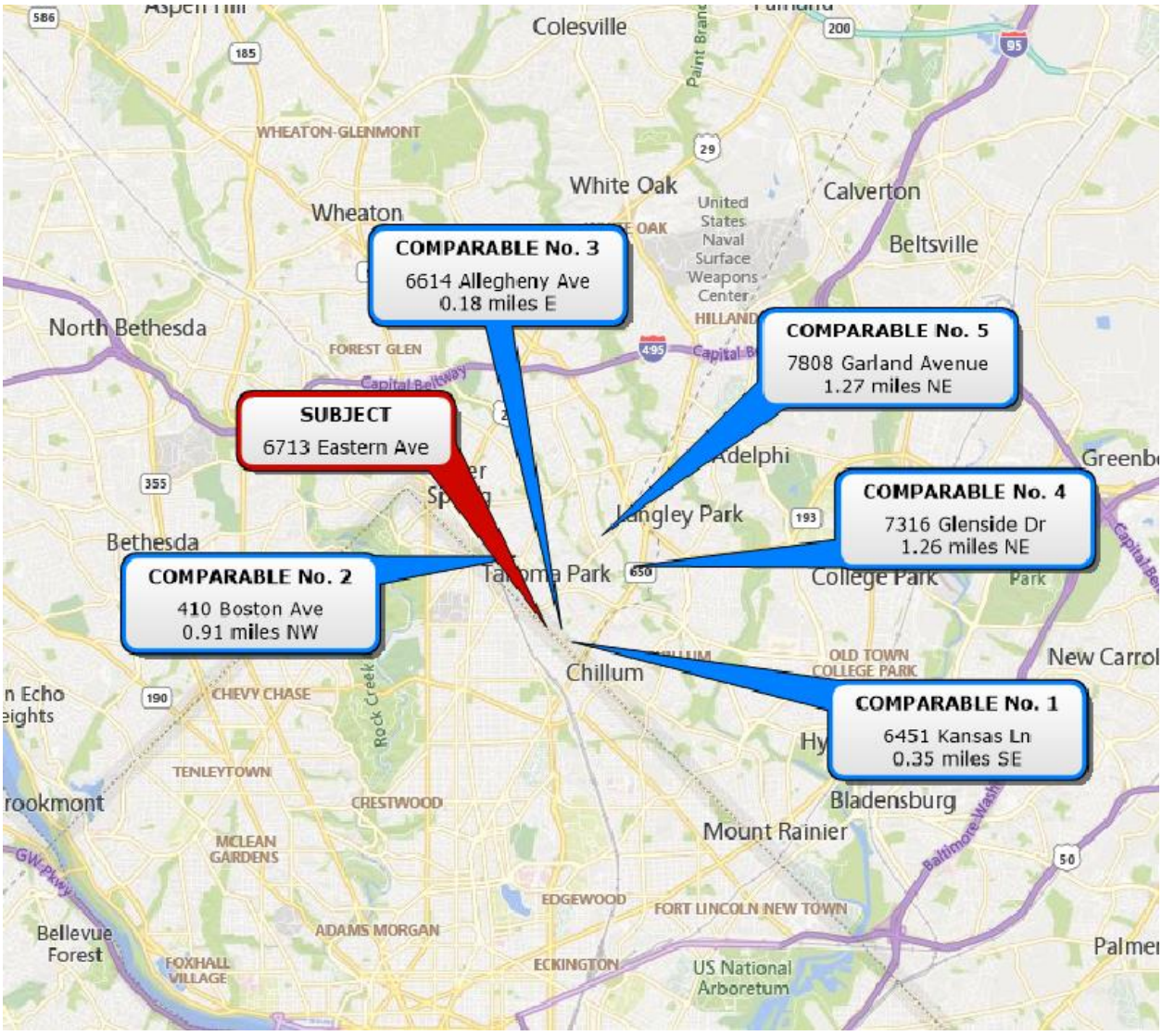

E 1307609.96
SUBDIVISION OF
A PARK
lo. 315
N 74°27'31" E 74.22'
TON AVENUE
45' WIDE ROW
PLAT Nos. 315 & 3352
10' P.U.E.
25' B.R.L.
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LOT 39
6,041 S.F.
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LOT 29
72A
E 150.00'
S 69°22'29" W 42.25'
N 479834.89
E 1307624.26
S 49°54'57" E 65.00'
41.36'
PT. LOT 30



Photo of sale property

Sales Location Map



Qualifications of Melville E. Peters

Education:

Prince George's Community College
Transferred to University of Maryland

University of Maryland:
Degree: Bachelors of Science, Business Management

Prince George's Community College:
Course: Principles of Real Estate
Maryland Real Estate Examination

American University:
Course: Single Family Residential Appraisal
Offered by the American Institute of Real Estate Appraisers as Course VIII

Montgomery College:
Course: 101 An Introduction to Appraising Real Estate
Course: 201 Principles of Income
Property Appraising

Towson State College:
Narrative Report Seminar given by SREA

Prince George's Community College:
Real Estate Appraisal: Standards and Ethics

American Society of Appraisers:
Uniform Standards of Professional Appraisal Practice

Introduction to the Financial Calculator - HP12C
Appraisal Principles and Math
Appraising Residential Properties for FHA Insured Loans
The Auctioneer - Advocate or Adversary
Government Assistance with Real Estate Development
New Homes/Subdivisions: Emerging Trends
Real Estate Investment
Property Foreclosure
Legislative Update
Agency Relationships in Real Estate
Equal Rights and Fair Housing I
Lead-Safe Property Management (including Asbestos, Radon, etc.)
Practicum in Realty Appraisals

Small Income Property Appraisal Techniques I and II
Capitalization Theory & Applications I
Uniform Appraisal Standards I
Uniform Appraisal Standards
Uniform Appraisal Standards Update
Capitalization Theory & Applications
Capitalization Theory & Applications I (Update)
Income Property Appraisal Techniques I and II
National Uniform Appraisal Standards
Real Estate Data Analysis I
Uniform Standards of Professional Appraisal Practice (2018-2019 Update)
Statistics, Modeling and Finance
Uniform Standards for Federal Land Acquisition (Yellow Book Standards)

Work Experience:

Construction work and remodeling of houses - approximately 49 years
Appraiser, and Reviewer - approximately 50 years
Types of properties appraised and reviewed are Residential, Commercial and Industrial Properties

License Held

Maryland Certified General Appraiser Number 622
Real Estate Broker Number 29736
Virginia Certified Real Estate Appraiser Number 4001 009750
District of Columbia Certified General Appraiser Number GA12222

Qualified Expert Witness:

Circuit Court of Prince George's County
Circuit Court of Montgomery County
Circuit Court of Anne Arundel County
Circuit Court for Howard County
Circuit Court for Baltimore County
Circuit Court for Charles County
Circuit Court for Calvert County
Circuit Court for Worcester Counties
Circuit Court for Queen Anne's County
Circuit Court for Talbot County
Prince George's County Board of Property Review
Montgomery County Board of Property Review
Charles County Board of Property Review
St. Mary's County Board of Property Review
Calvert County Board of Property Review
Anne Arundel County Board of Property Review
Queen Anne County Board of Property Review

Talbot County Board of Property Review
Howard County Board of Property Review
Dorchester County Board of Property Review
Worcester County Board of Property Review
Wicomico County Board of Property Review
Prince George's County Tax Appeal Board
Prince George's County Zoning Board
Montgomery County Tax Appeal Board
Howard County Tax Appeal Board
Maryland Tax Court
Federal Bankruptcy Court
Superior Court of Washington, D.C.
Presidential Commission on Catastrophic Nuclear Accidents

Member:

American Society of Appraisers - Senior Member Real Estate Urban
Re-certified through August 11, 2022 and
State Director and Past President of the D.C. Chapter
National Association of Review Appraisers - Senior Member
Taught Appraisal Review Courses for the National Association of Review Appraisers
International Right of Way Association
The National Association of Real Estate Boards
The Maryland Real Estate Board
Maryland Appraisers Coalition, Inc.
The Prince George's County Board of Realtors
Anne Arundel County Board of Realtors
Montgomery County Board of Realtors
Alpha Tau Omega Fraternity
Past President of the Beltsville-Calverton Jaycees

Seminars Attended:

American Society of Appraisers National Seminar
American Society of Appraisers Income Seminar
American Right-of-Way Association National Seminars
Participated in a Seminar given in Annapolis for the Maryland Environmental Trust on Appraisal Procedures in appraising Conservation Easements
ERC Certification Seminar - "Partners for Progress"
Associates Relocation Management Co. Seminar- "A Force of Excellence - PHH Network Services"
ERC Seminar - "The Forecasting Formula: A Step-by-Step Process"

Clients Include:

Maryland State Highway Administration

The Maryland Department of General Services
The Maryland Department of Natural Resources
The Maryland National Capital Park and Planning Commission
Washington Suburban Sanitary Commission
The Nature Conservancy
American Farm Land Trust
Anne Arundel County Department of Public Works
Prince George's County Department of Public Works
Montgomery County Department of Public Works
Charles County Department of Public Works
St. Mary's County Department of Public Works
Calvert County Department of Public Works
(Dowell Road and various other projects)
Urban Renewal - City of College Park, Maryland
Greenhorne & O'Mara – Engineers
Johnson, Mirmiran & Thompson – Real Estate Consultants
Maryland Aviation Administration
Maryland Transit Authority
Maryland Environmental Trust
WMATA
Semes, Bowen, and Semes - Attorney
Nalls and Nalls - Attorney
Covington and Burlington - Attorney
Patton, Boggs & Blow - Attorney
Carlton M. Green - Attorney
Niles, Barton and Wilmer - Attorney
R. Edwin Brown - Attorney
O'Malley, Miles and Harrell - Attorney
Margaret Farthing - Attorney
Foster and Braden - Attorney
Christopher Drummond - Attorney
Miles and Stockbridge - Attorney
Campen and Walsworth - Attorney
Daniels and Daniels – Attorney
Miller, Miller and Camby – Attorney
Rich and Henderson - Attorney
Poppleton, Garrett & Polott – Attorney
R. Dieter J. Lohrmann – Attorney
Ronald Willoner - Attorney
McNamee, Hosea, Jernigan, Kim, Greenan & Walker – Attorney

Banks, Mortgage Bankers - which include Nations Bank, Savings Bank of Baltimore, National Bank of Washington, Potomac Savings Bank, First Federal Savings and Loan Association, Citizens Bank of Maryland, Citizens National Bank, 2nd National Bank, 1st National Bank of Maryland, Crestar Bank, Allegiance Bank, Community Bank, Commerce Bank, PHH Home Equity, Cendant Relocation, Associates Relocation Management Co., Inc. and, Advanta Mortgage.

Made appraisals in Prince George's, Montgomery, Anne Arundel, Baltimore City, Baltimore, Carroll, Harford, Howard, Dorchester, Calvert, St. Mary's, Charles, Queen Anne's, Somerset, Worcester, Wicomico, Frederick, Talbot, Kent, Caroline, Allegany, Washington, Garrett, and Cecil Counties in the State of Maryland. I have performed various appraisals and appraisal reviews in Virginia and within the District of Columbia.

The types of properties appraised are residential, commercial, industrial, farms, apartment buildings, multi-family, islands, and water front properties, as well as agricultural and historic easements.

NOTE: This is only a partial list of qualifications.

APPRAISER'S 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 performed no services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding the acceptance of this assignment.

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

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

7. 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.

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

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

10. Melville Patrick Peters provided significant real property appraisal assistance to the person signing this certification. The assistance includes property inspection, research, analysis and report preparation.



Melville E. Peters, ASA CRA
Certified General No. 04-622

RESOLUTION NO.: 2026-2465
Adopted: _____
Effective Date: _____

WASHINGTON SUBURBAN SANITARY COMMISSION

Subject: A RESOLUTION by the Washington Suburban Sanitary Commission ("Commission" or "WSSC Water") authorizing the institution of eminent domain by condemnation proceedings in the Circuit Court for Montgomery County, Maryland for the acquisition of the following easement interests across a portion of the real property located at 6713 Eastern Avenue, Takoma Park, Montgomery County, Maryland, Tax Account No. 01073876 (the "Property") owned by Teresa A. Stubs ("Owner"):

(a) an exclusive perpetual easement and right-of-way containing 840 square feet or ± 0.0193 acres of land, more or less, for the purpose of installing, constructing, reconstructing, maintaining, repairing, operating and inspecting a sanitary sewer facility and any appurtenances thereto as well as a ten (10) feet wide construction strip including the right to trim or cut down trees, during the period of original construction on Contract No. BRCRLR5355E12 only, as respectively shown on WSSC Sketch #A-28964, in the files of WSSC; and

(b) a temporary easement consisting of approximately 1,097 square feet or ±0.0252 acres, for the construction of a water house connection and appurtenances during the period of construction on Contract No. BRCRLR5355E12 only, as shown and described on Sketch No(s): EXHIBIT A-6713 Eastern Avenue in the files of WSSC.

WHEREAS, the Washington Suburban Sanitary Commission ("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 seeking to complete the third and final phase of WSSC CIP Project Number BRCRL5355E12 Water and Sewer Main Rehabilitation Project in Takoma Park, Maryland (the "Takoma Park Project") which involves the installation of a new 8-inch ductile iron water main and a new 8-inch PVC sewer main to maintain reliable, safe, and seamless water and sewer service, as well as improved fire protection; and

WHEREAS, in order to construct, operate, maintain, repair, replace, inspect and access the sanitary sewer facilities associated with the Project, the Commission has determined that it is necessary to acquire property interests in Owner's land including: (1) a perpetual sanitary sewer easement containing 840 square feet or ± 0.0193 acres of land, more or less, for the purposes described herein above, as well as: (2) a ten (10) feet wide construction strip including the right to

trim or cut down trees, during the period of original construction only on Contract No. BRCRLR5355E12, as shown and described on WSSC Sketch #A-28964, in the files of WSSC and; (3) an additional approximately 1097 square feet or ± 0.0252 acres for the period of construction on Contract No. BRCRLR5355E12 only as shown on Sketch No(s): EXHIBIT A-6713 Eastern Avenue in the files of WSSC; and

WHEREAS, an appraisal for the easement rights described above was prepared by Melville Patrick Peters, an expert appraiser, who determined the fair market value of the taking to be Twenty-Four Thousand Dollars ($24,000.00); and

WHEREAS, despite good faith efforts, the Commission has been unable to agree with the property Owner regarding a value for the acquisition of the easement interests needed on the Property; and

WHEREAS, the Commission has determined that it is necessary to utilize its condemnation authority pursuant to §21-101 of the Public Utilities Article and Title 12 of the Real Property Article of the Annotated Code of Maryland to acquire the subject easement to allow for construction and completion of the Takoma Park Project.

NOW, THEREFORE, BE IT RESOLVED, this _____ day of _____, 2026, that the land or interests in land above-mentioned presented to the Commission this date that have not been acquired by voluntary agreement, be acquired in condemnation proceedings; and be it further,

RESOLVED, that Counsel is authorized and directed to file a Petition for Condemnation and in the Circuit Court for Montgomery County, Maryland, and to conduct any and all proceedings necessary for the condemnation of the needed interests in 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 Twenty-Four Thousand Dollars ($24,000.00), plus thirty (30) percent, without further action from this Commission; and be it further,

RESOLVED, that Nothing in this Resolution shall preclude Commission staff or the General Counsel from continuing negotiations for voluntary acquisition of the needed easement interests described herein. The General Counsel is authorized to settle the condemnation proceeding and to acquire the easements by negotiated agreement on terms consistent with the Commission's interests and within such settlement authority as otherwise established by Commission policy.

A True Copy.

Attest:

_____
Julianne M. Montes De Oca
Corporate Secretary

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WSSCWATER
DELIVERING THE ESSENTIAL

Interoffice Memorandum

TO: THE COMMISSION

THRU: KISHIA L POWELL
GENERAL MANAGER/CEO

DocuSigned by:
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THRU: MUNETSI T MUSARA
CHIEF FINANCIAL OFFICER

Signed by:
Munetsi Musara
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FROM: RONG ZHAO
ACCOUNTING DIVISION MANAGER

DocuSigned by:
Rong Zhao
EBABC286DCF643E...

DATE: SEPTEMBER 16, 2026

SUBJECT: SCHEDULE TO APPROVE RATES

To set the new front foot benefit and house connection rates to be effective January 1, 2027, the following schedule is recommended:

11/04/26	Detailed advertisement of public hearing
11/18/26	Commission worksession on preliminary rate calculations
11/18/26	Public hearing* on front foot benefit and house connection rates (record remains open through 12/15/26 for comments)
12/16/26	Commission approval of rates
01/01/27	Rates take effect

A worksession between Accounting Division staff and Maryland-National Capital Building Association on the rate calculations will be held prior to December 16.

*The Commission should decide on the time for the hearing. A time of 2:30 P.M. on November 18th hearing date is recommended. The Accounting Division will coordinate the publication of the notices of public hearing with the Office of Communications and Community Relations.

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WSSCWATER
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COMMISSION SUMMARY

AGENDA CATEGORY: Finance Office

ITEM NUMBER: **DATE: September 16, 2026**

SUBJECT	Briefing/Action
SUMMARY **SPECIAL COMMENTS**	New front foot benefit and house connection rates will be effective as of January 1, 2027. The approval process includes one Commission worksession, advertisement of the proposed rates and a public hearing. A proposed schedule for the timing of the rate setting process is attached.
CONTRACT NO./ REFERENCE NO.	
COSTS	
AMENDMENT/ CHANGE ORDER NO. AMOUNT	
MBE PARTICIPATION	
PRIOR STAFF/ COMMITTEE REVIEW **PRIOR STAFF/ COMMITTEE APPROVALS**	KISHIA L POWELL, General Manager/CEO MUNETSI T MUSARA, Chief Financial Officer
RECOMMENDATION TO COMMISSION	Select date and time for public hearing and approve schedule as proposed.
COMMISSION ACTION	

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WSSCWATER
DELIVERING THE ESSENTIAL

COMMISSION SUMMARY

AGENDA CATEGORY: Finance Office

ITEM NUMBER: **DATE:** September 16, 2026

SUBJECT	Approve Proposed FYs 2028-2033 Capital Improvements Program (CIP) and Transmittal to County Governments
SUMMARY **SPECIAL COMMENTS**	Section 23-304 of the Public Utilities Article requires WSSC Water to prepare, and submit to Montgomery and Prince George's Counties, a Proposed Capital Improvements Program by October 1 of each year. This action approves the Proposed FYs 2028-2033 CIP. Upon approval, the Proposed CIP will be transmitted to both the County Governments as required.
CONTRACT NO./ REFERENCE NO.	Not applicable.
COSTS	The Proposed FYs 2028-2033 CIP has a six-year program cost of $4,707,038,000
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 Munetsi Timothy Musara, CPA, Chief Financial Officer Letitia Carolina-Powell, Division Manager, Budget
RECOMMENDATION TO COMMISSION	Approve.
COMMISSION ACTION	

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COMMISSIONERS
Jonathan W. Powell, Chair
Lynnette D. Espy-Williams, Vice Chair
T. Eloise Foster
Jeffrey M. Seltzer
Mark J. Smith
Regina Y. Speed-Bost

GENERAL MANAGER & CEO
Kishia L. Powell, P.E.

INTEROFFICE MEMORANDUM

TO: COMMISSIONERS

THRU: KISHIA L. POWELL
GENERAL MANAGER/CEO

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FROM: MUNETSI TIMOTHY MUSARA, CPA
CHIEF FINANCIAL OFFICER

Signed by:
66EC2C787AA4449...

DATE: September 16, 2026

SUBJECT: FISCAL YEARS 2028-2033 PROPOSED CAPITAL IMPROVEMENTS PROGRAM (CIP)

Section 23-304 of the Public Utilities Article requires WSSC Water to prepare, and submit to Montgomery and Prince George's Counties, a Proposed Capital Improvements Program (CIP) before October 1 of each year. The purpose of this memo is to update you on the status of the FYs 2028-2033 Proposed CIP.

Our CIP Public Hearings were held on September 2, 2026, in Rockville and September 3, 2026, in Largo. All comments received through the close of the public hearing record at noon on September 11, 2026, are included.

We request that you approve the document as proposed and, if approved, the document will be transmitted to the two Counties as required.

Attachment

Docusign Envelope ID: 76728875-230B-8EE1-8090-FBBDA238EEF8

DATE: October 1, 2026

FINANCIAL SUMMARY
(ALL FIGURES IN THOUSANDS)

EXPENDITURES PROJECTIONS

PROJECT SUMMARY	Estimated Project Total Cost	Expend Thru FY26	Estimated Expend FY27	Total Six Years	Estimated Year 1 FY28	Estimated Year 2 FY29	Estimated Year 3 FY30	Estimated Year 4 FY31	Estimated Year 5 FY32	Estimated Year 6 FY33
Montgomery County Water Projects										
Water Distribution (Water Mains and Pump Stations)	$ 4,126	$ -	$ 934	$ 3,192	$ 955	$ 1,480	$ 325	$ 216	$ 109	$ 107
Projects Pending Close-out	$ 7,139	$ 5,687	$ 1,452	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL MONTGOMERY COUNTY WATER PROJECTS	**$ 11,265**	**$ 5,687**	**$ 2,386**	**$ 3,192**	**$ 955**	**$ 1,480**	**$ 325**	**$ 216**	**$ 109**	**$ 107**
Prince George's County Water Projects										
Water Supply, Treatment, and Storage (WFPs, Reservoirs, Water Tanks)	$ -									
Water Distribution (Water Mains and Pump Stations)	$ 226,213	$ 8,753	$ 16,552	$ 200,908	$ 31,605	$ 57,789	$ 39,458	$ 36,880	$ 15,488	$ 19,688
Projects Pending Close-out	$ 93,622	$ 89,355	$ 4,267	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL PRINCE GEORGE'S COUNTY WATER PROJECTS	**$ 319,835**	**$ 98,108**	**$ 20,819**	**$ 200,908**	**$ 31,605**	**$ 57,789**	**$ 39,458**	**$ 36,880**	**$ 15,488**	**$ 19,688**
Bi-County Water Projects										
Water Supply, Treatment, and Storage (WFPs, Reservoirs, Water Tanks)	$ 346,755	$ 215,269	$ 15,640	$ 115,846	$ 3,754	$ 19,588	$ 32,677	$ 38,677	$ 20,100	$ 1,050
Water Distribution (Water Mains and Pump Stations)	$ 434,094	$ -	$ 58,000	$ 376,094	$ 35,144	$ 58,432	$ 65,980	$ 70,907	$ 71,225	$ 74,406
Mixed-use (Engineering Support Program, Other Capital Programs, Land Acquisitions)	$ 8,265	$ -	$ 1,695	$ 6,570	$ 1,095	$ 1,095	$ 1,095	$ 1,095	$ 1,095	$ 1,095
Projects Pending Close-out	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL BI-COUNTY WATER PROJECTS	**$ 789,114**	**$ 215,269**	**$ 75,335**	**$ 498,510**	**$ 39,993**	**$ 79,115**	**$ 99,752**	**$ 110,679**	**$ 92,420**	**$ 76,551**
TOTAL WATER PROJECTS	**$ 1,120,214**	**$ 319,064**	**$ 98,540**	**$ 702,610**	**$ 72,553**	**$ 138,384**	**$ 139,535**	**$ 147,775**	**$ 108,017**	**$ 96,346**
Montgomery County Sewer Projects										
Wastewater Collection (Sewer and Pump Stations)	$ 96,004	$ 9,705	$ 18,038	$ 68,261	$ 14,243	$ 20,137	$ 18,360	$ 10,948	$ 3,154	$ 1,419
Projects Pending Close-out	$ 1,121	$ 97	$ 1,024	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL MONTGOMERY COUNTY SEWER PROJECTS	**$ 97,125**	**$ 9,802**	**$ 19,062**	**$ 68,261**	**$ 14,243**	**$ 20,137**	**$ 18,360**	**$ 10,948**	**$ 3,154**	**$ 1,419**
Prince George's County Sewer Projects										
Wastewater Collection (Sewer and Pump Stations)	$ 182,902	$ 50,285	$ 14,054	$ 118,563	$ 13,829	$ 38,506	$ 31,730	$ 21,594	$ 11,022	$ 1,883
Interjurisdictional Agreements (Blue Plains Waste Treatment Plant, MUJFs, and Mattawoman)	$ 42,770	$ -	$ 4,592	$ 38,178	$ 5,757	$ 5,384	$ 7,174	$ 8,764	$ 6,610	$ 4,489
Water Resource Recovery Facilities (WRRFs)	$ 556,049	$ 230,105	$ 52,178	$ 273,766	$ 64,401	$ 77,264	$ 48,458	$ 45,565	$ 20,293	$ 17,786
Projects Pending Close-out	$ 179	$ -	$ 179	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL PRINCE GEORGE'S COUNTY SEWER PROJECTS	**$ 781,900**	**$ 280,390**	**$ 71,003**	**$ 430,507**	**$ 83,987**	**$ 121,154**	**$ 87,361**	**$ 75,923**	**$ 37,925**	**$ 24,158**
Bi-County Sewer Projects										
Wastewater Collection (Sewer and Pump Stations)	$ 333,378	$ 27,878	$ 38,494	$ 267,006	$ 39,848	$ 52,214	$ 54,305	$ 43,229	$ 38,850	$ 38,560
Interjurisdictional Agreements (Blue Plains Waste Treatment Plant, MUJFs, and Mattawoman)	$ 1,074,845	$ -	$ 128,428	$ 946,417	$ 151,536	$ 139,031	$ 174,487	$ 142,246	$ 162,566	$ 176,551
Mixed-use (Engineering Support Program, Other Capital Programs, Land Acquisitions)	$ 1,798	$ -	$ 298	$ 1,500	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250
Projects Pending Close-out	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL BI-COUNTY SEWER PROJECTS	**$ 1,410,021**	**$ 27,878**	**$ 167,220**	**$ 1,214,923**	**$ 191,634**	**$ 191,495**	**$ 229,042**	**$ 185,725**	**$ 201,666**	**$ 215,361**
TOTAL SEWER PROJECTS	**$ 2,289,046**	**$ 318,070**	**$ 257,285**	**$ 1,713,691**	**$ 289,864**	**$ 332,786**	**$ 334,763**	**$ 272,596**	**$ 242,745**	**$ 240,938**
TOTAL CIP PROGRAM	**$ 3,409,260**	**$ 637,134**	**$ 355,825**	**$ 2,416,301**	**$ 362,417**	**$ 471,170**	**$ 474,298**	**$ 420,371**	**$ 350,762**	**$ 337,284**

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DATE: October 1, 2026

FINANCIAL SUMMARY
(ALL FIGURES IN THOUSANDS)

EXPENDITURES PROJECTIONS

PROJECT SUMMARY	Estimated Project Total Cost	Expend Thru FY26	Estimated Expend FY27	Total Six Years	Estimated Year 1 FY28	Estimated Year 2 FY29	Estimated Year 3 FY30	Estimated Year 4 FY31	Estimated Year 5 FY32	Estimated Year 6 FY33
Information Only Projects										
Water Supply, Treatment, and Storage (WFPs, Reservoirs, Water Tanks)	$ 123,074	$ -	$ 35,632	$ 87,442	$ 17,628	$ 19,676	$ 18,878	$ 12,438	$ 12,438	$ 6,384
Water Distribution (Water Mains and Pump Stations)	$ 762,774	$ 167	$ 77,019	$ 685,587	$ 83,764	$ 115,367	$ 118,053	$ 116,871	$ 122,618	$ 128,914
Wastewater Collection (Sewer and Pump Stations)	$ 650,689	$ -	$ 114,576	$ 536,113	$ 60,612	$ 87,750	$ 88,517	$ 94,324	$ 100,722	$ 104,188
General Facilities (Support Center, Depots, Laboratory, Buildings, and Grounds)	$ 225,640	$ 52,175	$ 52,428	$ 121,037	$ 41,928	$ 40,940	$ 28,893	$ 9,276	$ -	$ -
Innovation and Investment Priorities (Water Supply, Meters, Climate Action)	$ 489,962	$ -	$ 63,199	$ 426,763	$ 96,266	$ 82,803	$ 49,854	$ 52,896	$ 87,380	$ 57,565
Mixed-use (Engineering Support Program, Other Capital Programs, Land Acquisitions)	$ 512,163	$ -	$ 78,368	$ 433,795	$ 80,186	$ 62,437	$ 66,089	$ 75,362	$ 74,658	$ 75,065
Projects Pending Close-out	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL INFORMATION ONLY PROJECTS	**$ 2,764,301**	**$ 52,342**	**$ 421,221**	**$ 2,290,737**	**$ 380,383**	**$ 408,973**	**$ 370,284**	**$ 361,166**	**$ 397,816**	**$ 372,116**
COMBINED PROGRAM	**$ 6,173,561**	**$ 689,476**	**$ 777,046**	**$ 4,707,038**	**$ 742,800**	**$ 880,143**	**$ 844,582**	**$ 781,536**	**$ 748,578**	**$ 709,399**

FUNDING PROJECTIONS

PROJECT SUMMARY	Estimated Project Total Funding	Funding Thru FY 26	Estimated Funding FY27	Total Six Years	Estimated Year 1 FY28	Estimated Year 2 FY29	Estimated Year 3 FY30	Estimated Year 4 FY31	Estimated Year 5 FY32	Estimated Year 6 FY33
WSSC Bonds	$ 4,389,357	$ 518,724	$ 517,520	$ 3,353,113	$ 538,705	$ 647,012	$ 604,754	$ 556,772	$ 527,167	$ 478,703
PAYGO	$ 1,064,650	$ 50,601	$ 93,000	$ 921,049	$ 114,336	$ 136,205	$ 151,945	$ 156,015	$ 170,745	$ 191,803
State Grants and Loans	$ 348,298	$ -	$ 133,074	$ 215,224	$ 66,244	$ 49,980	$ 31,000	$ 24,000	$ 22,000	$ 22,000
System Development Charges	$ 272,560	$ 98,338	$ 17,954	$ 156,268	$ 9,875	$ 35,876	$ 45,549	$ 36,642	$ 20,325	$ 8,001
Contributions/Other	$ 30,967	$ 12,877	$ 6,794	$ 11,296	$ 5,636	$ 3,309	$ 1,805	$ 415	$ 66	$ 65
Government Contributions	$ 67,729	$ 8,936	$ 8,705	$ 50,088	$ 8,004	$ 7,761	$ 9,529	$ 7,692	$ 8,275	$ 8,827
Federal Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
COMBINED PROGRAM	**$ 6,173,561**	**$ 689,476**	**$ 777,047**	**$ 4,707,038**	**$ 742,800**	**$ 880,143**	**$ 844,582**	**$ 781,536**	**$ 748,578**	**$ 709,399**



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WSSCWATER
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Interoffice Memorandum

TO: MUNETSI MUSARA, CHIEF FINANCIAL OFFICER

THRU: AKLILE TESFAYE, DEPUTY GENERAL MANAGER/COO
BENJAMIN THOMPSON, PRODUCTION DEPARTMENT

FROM: DEBORAH VACS RENWICK, SDWA COMPLIANCE MANAGER, WATER QUALITY DIVISION

DATE: AUGUST 19, 2026

SUBJECT: **OFFERING $50 BILL CREDIT TO ADDITIONAL 2026 LEAD AND COPPER RULE SAMPLING PARTICIPANTS**

Summary of Request: Approval to offer $50 one-time bill credit to additional customers who volunteer and submit samples to comply with the 2026 Lead and Copper Rule required compliance sampling. WSSC Board of Commissioners approved a resolution in February 2026 to grant $50 one-time bill credits to a maximum of 100 customers. Approval is needed to increase the number of potential participants to up to 250 total.

Decision Required by: September 1, 2026

Background:
EPA's Lead and Copper Rule (LCR) requires water utilities to collect samples at customer homes and test for lead and copper. Due to low levels of lead in these samples, WSSC Water conducts reduced monitoring: 50 samples collected every three years. The current monitoring period is June 1 – September 30, 2026. In February 2026, the Commissioners approved a resolution offering a one-time $50 bill credit to a maximum of 100 customers who voluntarily collect samples.

The new Lead and Copper Rule Improvements (LCRI) goes into effect on November 1, 2027 and requires standard monitoring beginning in 2028. For a system of WSSC Water's size, standard monitoring requires collecting 2 sets of 100 samples each, one set between January and June 2028 and the other between July and December

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2028. If the 90th percentile of the lead results is between 5 and 10 µg/L, then WSSC Water would be required to conduct annual monitoring of 100 samples until the 90th percentile result is < 5 µg/L for two consecutive monitoring periods, at which point sampling transitions to 50 sites triennially. If the 90th percentile of the 2028 lead results is < 5 µg/L then WSSC Water may transition directly to triennial sampling of 50 sites.

On July 24, 2026, Maryland Department of Environment informed water suppliers that are currently conducting LCR sampling that they may be eligible for an exemption from standard monitoring in 2028 if they can collect an additional set of 50 samples following requirements of the Lead and Copper Rule Improvements (LCRI). If WSSC Water is able to collect an additional 50 samples by September 30, 2026, from locations that are prioritized under LCRI, and results are low, then WSSC Water may be exempted from standard monitoring in 2028 (two sets of 100 samples each) and continue collecting 50 samples every three years without the need for interim standard monitoring. Collecting samples from twice as many customers two times in a year is a considerable challenge, so remaining on reduced triennial monitoring represents a significant savings of time and effort on the part of WSSC Water.

The Lead Program Management Team and the Water Quality Division have decided to pursue this sampling exemption by attempting to collect 50 additional lead and copper samples from customers before September 30, 2026. LCRI prioritizes sampling sites by tiers, and systems must attempt to collect samples from all sites in the first tier before moving on to the next. WSSC Water does not currently have any sites that qualify as Tier 1 or Tier 2 (single family and multifamily homes with lead service lines) and so will begin collecting samples from Tier 3 sites (single family homes with galvanized requiring replacement, known as GRR). Letters were sent to approximately 250 eligible customers who have a confirmed GRR service line on August 5, 2026.

Financial Impact Summary:

As of August 1, 2026, 59 customers have participated in the program and WSSC Water will be seeking a minimum of 50 additional participants, for a minimum total of 109 participants. More than 50 customers may respond but we anticipate the total number of samples will not exceed 250. Therefore, the cost to WSSC Water of the bill credit will be between $5,450 (109 participants) and $12,500 (250 total participants).

Decision:

- ☒ **Proceed**
- ☐ **Hold**
- ☐ **Briefing Requested**

RESOLUTION NO.: 2026-2467
Adopted: September 16, 2026
Effective Date: November 1, 2026

WASHINGTON SUBURBAN SANITARY COMMISSION

Subject: A RESOLUTION AMENDING Resolution 2026-2421 authorizing a Fifty Dollar water bill credit to U.S. Environmental Protection Agency Lead and Copper Rule water sampling participants ("Lead and Copper Rule Water Sampling Credit").

WHEREAS, the Washington Suburban Sanitary Commission ("Commission" or "WSSC") is authorized and empowered to adopt regulations to protect the public health pursuant to § 17-403 of the Public Utilities Article ("PUA"), Annotated Code of Maryland; and

WHEREAS, on February 18, 2026, the Commission adopted Resolution 2026-2421 establishing a one-time Lead and Copper Rule Water Sampling Credit of Fifty Dollars ($50) as an incentive to customers to conduct water sampling in accordance with Code of Federal Regulations, 40 CFR §141.80 and 40 CFR §141.86; and

WHEREAS, in order to meet EPA requirements, WSSC had to conduct water sampling in a minimum of fifty (50) customer homes; and

WHEREAS, the bill credit was authorized for a minimum of 50, and a maximum of 100, water sampling participants during the year of 2026;

WHEREAS, on July 24, 2026, the Maryland Department of the Environment informed WSSC that, due to the low lead levels found in samples to date and pursuant to 40 CFR §141.86, if WSSC can collect an additional 50 samples from prioritized locations prior to September 30, 2026, then it may be exempt from obtaining samples in 2028; and

WHEREAS, obtaining 50 additional samples under the current monitoring period could lead to reduced monitoring requirements for WSSC, which would result in cost savings; and

WHEREAS, WSSC needs to offer the credit to more than the previously authorized 100 customers in order to ensure that the additional 50 samples are collected; and

WHEREAS, as of August 26, 2026, 75 customers had participated in water sampling and WSSC desires to seek enough participants in order to reduce 2028 monitoring requirements; and

WHEREAS, the Commission desires to amend the regulation adopted by the Commission on February 18, 2026, to expand payment of the Fifty Dollar ($50) one-time bill credit to a maximum of 200 water sampling participants during the year of 2026;

NOW, THEREFORE, BE IT RESOLVED, this 16th day of September 2026, that the Commission hereby amends the Lead and Copper Rule Water sampling credit regulation to include a maximum of 200 customers as set forth herein; and

BE IT FURTHER RESOLVED, that the amended Lead and Copper Rule Water Sampling Credit regulation shall be effective on November 1, 2026; and

BE IT FURTHER RESOLVED, that notice of this resolution and the actions taken hereunder shall be published in at least one newspaper published in each county of the Washington Suburban Sanitary District for thirty days prior to the effective date; and

BE IT FURTHER RESOLVED, that the amended Lead and Copper Rule Water Sampling Credit regulation established herein shall be null and void on December 31, 2026, with no further action required of the Commissioners.

A True Copy.

_____
Julianne M. Montes de Oca
Corporate Secretary

WSSCWATER
DELIVERING THE ESSENTIAL

COMMISSION SUMMARY

AGENDA CATEGORY: Intergovernmental Relations
ITEM NUMBER: 16.A **DATE:** September 16, 2026

SUBJECT	FY2028 State Funding Request for Advanced Metering Infrastructure (AMI)
SUMMARY	Memo requesting the Commissioners' approval to pursue $2.5 million in State funding for WSSC Water's Advanced Metering Infrastructure (AMI) program through the Maryland General Assembly's FY2028 budget process.
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 and CEO Cristi Bickham, Deputy General Manager for External Affairs Monica Marquina, Government Affairs Director
PRIOR STAFF/COMMITTEE APPROVALS	Kishia L. Powell, General Manager and CEO Cristi Bickham, Deputy General Manager for External Affairs Monica Marquina, Government Affairs Director
RECOMMENDATION TO	Vote

COMMISSION	
ATTACHMENTS	Recommendation Memo - AMI Budget Request 2027.pdf Supplemental Memo FY2028 Budget Request

WSSCWATER
DELIVERING THE ESSENTIAL

Interoffice Memorandum

TO: WSSC Water Commissioners

THRU: Kishia L. Powell, General Manager/CEO
Cristi C. Bickham, Deputy General Manager for External Affairs

FROM: Monica C. Marquina, Government Affairs Director

DATE: September 9, 2026

RE: **FY2028 State Funding Request for Advanced Metering Infrastructure (AMI)**

Overview

Staff requests the Commissioners' approval to pursue **$2.5 million in State funding** for WSSC Water's Advanced Metering Infrastructure (AMI) program through the Maryland General Assembly's FY2028 budget process.

AMI will help customers save money, reduce water and energy waste, enable early leak detection, and improve utility operations. Approval of this request would also authorize Management to engage with State officials, legislators, and other key stakeholders to build support for the funding request ahead of the 2027 legislative session.

Discussion

WSSC Water's AMI program is a critical investment in modernizing the utility's water metering system. Smart meter technology is already fully deployed by the electric utilities in our service area, and several Maryland water utilities, including Baltimore City, Anne Arundel County, and the City of Rockville, have implemented or are deploying AMI.

WSSC Water launched its AMI pilot in March 2026, installing more than 1,900 residential meters and more than 400 meters at schools and key commercial sites. The pilot is providing essential data to inform full deployment, which is planned to begin in 2027.

The AMI program is included in WSSC Water's approved FY2027–2032 Capital Improvement Plan, with a total estimated cost of **$309 million**, driven largely by the replacement or retrofit of more than 500,000 customer meters across the service area.

Key AMI benefits include:

- Daily access to water usage data enabling early leak detection.
- Monthly billing that supports household budgeting.
- Reduced need for estimated bills.
- A safer work environment for employees.
- Greater operational efficiency in meter reading and related operations.
- Improved system planning and management supported by high-quality data.
- Lower carbon emissions through reduced vehicle emissions, reduced water loss and operational efficiencies.

Given the scale and importance of this modernization, Management is pursuing multiple funding sources, including **$2.5 million in FY2028 State funding** to help offset a portion of the costs associated with the cost of transitioning to AMI.

Modernizing Maryland's critical infrastructure is a shared priority for both Governor Moore and the General Assembly. AMI enhances long-term system resilience for the region's water system and strengthens customer affordability by helping residents avoid unexpected high bills and better manage usage. It also supports workforce development by upskilling employees to manage modern metering technologies. State investment will advance community benefits while supporting reliable, future-ready service.

If approved, staff will engage appropriate State officials, legislators, and other stakeholders to secure support for the funding request, with meetings expected to begin later this month in preparation for the 2027 legislative session.

Requested Commission Action

Approve staff's request to pursue $2.5 million in FY2028 Maryland State funding for WSSC Water's Advanced Metering Infrastructure program and authorize engagement with State officials, legislators, and other stakeholders in support of the funding request.

Interoffice Memorandum

TO: WSSC Water Commissioners

THRU: Kishia L. Powell, General Manager/CEO
Cristi C. Bickham, Deputy General Manager of External Affairs

FROM: Monica C. Marquina, Government Affairs Director

DATE: September 12, 2026

RE: FY2028 State Funding Request – Supplemental Memo

Purpose

This supplemental memo is intended to clarify and update the recommendations presented in the prior memorandum dated September 9, 2026, regarding the FY2028 State Funding Request for WSSC Water.

Clarifications

- **Budget Request Amount:**
  The previous memo specified a request for $2.5 million in State funding. Upon further review, it is recommended that no maximum funding amount be specified. Instead, the request should remain open to allow for consideration of the full scope of infrastructure needs and opportunities to support.

- **Scope of Funding Request:**
  While the original memo focused on funding for the Advanced Metering Infrastructure (AMI) program, it is recommended that the request be broadened to encompass infrastructure improvements and initiatives consistent with Maryland's priorities. This approach will better align WSSC Water's modernization efforts with the Governor's and General Assembly's commitment to reliable, resilient, and future-ready infrastructure.

Requested Commission Action

Approve staff's request to pursue State funding for infrastructure improvements consistent with Maryland's priorities, without specifying a maximum funding amount, and authorize engagement with State officials, legislators, and other stakeholders.

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WSSCWATER
DELIVERING THE ESSENTIAL

Interoffice Memorandum

September 8, 2026

To: Kishia L. Powell, General Manager/CEO DS Sep 9, 2026 | 11:27 PM EDT

Via: David McDonough, Deputy General Manager for Mission Support DS Sep 9, 2026 | 11:27 PM EDT

From: Robert (Bob) Maloney, Director, Police and Homeland Security Initial Sep 9, 2026 | 2:56 PM EDT

Subject: Transmittal to Commissioners – New Regulation Critical Customers

I am forwarding the attached Transmittal Package for new regulation Title 15: Risk Management, Subtitle II: Emergency Management, Chapter 15.140: Critical Customers (Critical Care, High Priority and Priority Customers) for briefing at the September 16, 2026 and ratification at the October 21, 2026 commission meetings.

The new regulation was presented to the Executive Leadership Team (ELT), and all comments were reviewed in coordination with the General Counsel's Office and updated in the final draft to resolve all issues.

Should you have any questions regarding the recommended regulation please contact Robert (Bob) Maloney, Director Police and Homeland Security at 240-534-2862 or Robert.maloney@wsscwater.com.

Enclosures:

Commission Transmittal Package for new regulation, Title 15: Risk Management, Subtitle II: Emergency Management, Chapter 15.140: Critical Customers (Critical Care, High Priority and Priority Customers)

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Interoffice Memorandum

COMMISSION SUMMARY

AGENDA CATEGORY: Police and Homeland Security

ITEM NUMBER: 2026-2468 **DATE:** September 16, 2026

SUBJECT	For Briefing: Title 15: Risk Management, Subtitle II: Emergency Management, Chapter 15.140: Critical Customers (Critical Care, High Priority and Priority Customers)
SUMMARY **SPECIAL COMMENTS**	The regulation establishes a formalized, organization-wide process for identifying and approving customers whose operations are vital to public health, safety, and business continuity. It creates a clear and consistent framework for classification and notification, ensuring that facilities requiring continuous or priority water service—such as hospitals, nursing homes, schools, government facilities, and essential commercial operations—receive timely alerts during service disruptions or emergency conditions. By standardizing how critical customers are identified, verified, and maintained, the regulation strengthens WSSC Water's ability to deliver rapid, accurate communication and targeted support during incidents that may affect life safety or essential functions.
CONTRACT NO./ REFERENCE NO.	N/A
COSTS	N/A
AMENDMENT/ CHANGE ORDER NO. AMOUNT	N/A

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MBE PARTICIPATION	N/A
PRIOR STAFF/ COMMITTEE REVIEW **PRIOR STAFF/ COMMITTEE APPROVALS**	Kishia L. Powell, General Manager/ CEO Lisa Arnquist, General Counsel's Office David McDonough, Deputy General Manager for Mission Support Robert (Bob) Maloney, Director Police & Homeland Security Executive Leadership Team
RECOMMENDATION TO COMMISSION	For Informational Purposes
COMMISSION ACTION	Hold Briefing at September 16, 2026 Commission Meeting

Docusign Envelope ID: 5E630059-6AF7-823C-838B-BAE14894BE38

WSSCWATER
DELIVERING THE ESSENTIAL

Interoffice Memorandum

September 8, 2025

To: Commissioners

From: Kishia L. Powell, General Manger/CEO

Subject: New Regulation: Critical Customers

I am forwarding the attached regulation, Title 15: Risk Management, Subtitle II: Emergency Management, Chapter 15.140: Critical Customers (Critical Care, High Priority, and Priority Customers) for approval.

The regulation establishes a formalized, organization-wide process for identifying and approving customers whose operations are vital to public health, safety, and business continuity.

It creates a clear and consistent framework for classification and notification, ensuring that facilities requiring continuous or priority water service—such as hospitals, nursing homes, schools, government facilities, and essential commercial operations—receive timely alerts during service disruptions or emergency conditions. By standardizing how critical customers are identified, verified, and maintained, the regulation strengthens WSSC Water's ability to deliver rapid, accurate communication and targeted support during incidents that may affect life safety or essential functions.

Furthermore, embedding Title 15 into WSSC Water's emergency preparedness protocols significantly enhances operational resilience. It aligns with ongoing preparedness initiatives—including resource protection, coordinated communication workflows, and targeted emergency response interventions—which collectively improve our capability to assess risks, streamline protective actions, and sustain service to vulnerable and mission-critical facilities. This integration supports continuity of operations, enables prioritized assistance such as bottled-water distribution or water-station setups during extended disruptions, and enhances collaboration with emergency management partners.

Docusign Envelope ID: 5E630059-6AF7-823C-838B-BAE14894BE38

By reinforcing how critical-customer information is collected, updated, and used, the regulation also improves data accuracy and system reliability. It supports the maintenance of an up-to-date database of nearly 9,000 critical customers and ensures that WSSC Water can rapidly notify affected facilities, meet regulatory expectations, and maintain the highest standards for public health protection and emergency communication. These improvements strengthen community resilience and ensure coordinated, timely responses across departments when emergencies occur.

Should you have any questions regarding the recommended regulation, please contact Maloney, Robert M, Director, Police and Homeland Security, at 240-534-2862 or Robert.Maloney@wsscwater.com.

Enclosures:

Draft Regulation Title 15: Risk Management, Subtitle II: Emergency Management, Chapter 15.140: Critical Customers (Critical Care, High Priority and Priority Customers)

Legal Sufficiency Certification

Copies:

Julianne Montes De Oca, Corporate Secretary

Nina Hickson, General Counsel

David McDonough, Deputy General Manager for Mission Support

Robert (Bob) Maloney, Director Police and Homeland Security

WSSC CODE OF REGULATIONS
2026

TITLE 15: RISK MANAGEMENT
SUBTITLE II: EMERGENCY MANAGEMENT
CHAPTER 15.140 CRITICAL CUSTOMERS (CRITICAL CARE, HIGH PRIORITY AND PRIORITY CUSTOMERS)

15.140.010 PURPOSE

(A) THE PURPOSE OF THIS CHAPTER IS TO ESTABLISH A STANDARD PROCESS FOR THE IDENTIFICATION AND APPROVAL OF CRITICAL CUSTOMERS.

(B) THE WSSC OFFICE OF EMERGENCY MANAGEMENT, IN CONJUNCTION WITH ALL WSSC DEPARTMENTS, CUSTOMERS AND STAKEHOLDERS, SHALL IDENTIFY THE CRITICAL CARE, HIGH PRIORITY AND PRIORITY CUSTOMERS SO THEY MAY BE ALERTED TO ISSUES CONCERNING SERVICE DISRUPTIONS AND EMERGENCIES THAT MAY IMPACT PUBLIC HEALTH AND BUSINESS OPERATIONS AND TAKE ACTION TO MINIMIZE IMPACT.

15.140.020 DEFINITIONS

(A) IN THIS CHAPTER THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(B) "CRITICAL CUSTOMERS" MEANS CRITICAL CARE, HIGH PRIORITY OR PRIORITY CUSTOMERS.

(C)(1) "CRITICAL CARE CUSTOMERS" MEANS CUSTOMERS THAT REQUIRE A CONTINUOUS SUPPLY OF POTABLE WATER TO MAINTAIN LIFE.

(2) "CRITICAL CARE CUSTOMERS" INCLUDES:

1. HOSPITALS;
2. SURGICAL CENTERS;
3. KIDNEY DIALYSIS CENTERS;
4. NURSING HOMES/ASSISTED LIVING FACILITIES;
5. RESIDENTIAL HOMES/MULTI-UNIT PROPERTIES/SHELTERS HOUSING PERSONS THAT REQUIRE A CONTINUOUS SUPPLY OF POTABLE WATER TO MAINTAIN LIFE; AND
6. ANY OTHER CUSTOMER THAT WSSC DEFINES AS CRITICAL CARE CUSTOMER.

(D)(1) "HIGH PRIORITY CUSTOMERS" MEANS CUSTOMERS THAT REQUIRE WATER TO MAINTAIN THE GENERAL HEALTH OF THE PUBLIC.

(2) "HIGH PRIORITY CUSTOMERS" INCLUDES:

1. SCHOOLS AND UNIVERSITIES;
2. GOVERNMENT FACILITIES;
3. CORRECTIONAL FACILITIES;
4. DAYCARE CENTERS;
5. MEDICAL/DENTAL OFFICES;
6. FIRE/POLICE STATIONS;
7. PHARMACIES;
8. LARGE COMMERCIAL WATER USERS;
9. INDUSTRIAL/MANUFACTURING FACILITIES; AND
10. ANY OTHER CUSTOMER THAT WSSC DEFINES AS HIGH PRIORITY CUSTOMER.

(E)(1) "PRIORITY CUSTOMERS" MEANS CUSTOMERS THAT REQUIRE WATER TO MAINTAIN BUSINESS OPERATIONS.

(2) "PRIORITY CUSTOMERS" INCLUDES:

1. **FOOD SERVICE FACILITIES SUCH AS RESTAURANTS, CONVENIENCE STORES, GROCERY STORES;**
2. **MULTI-UNIT PROPERTIES;**
3. **LAUNDRIES;**
4. **CAR WASHES;**
5. **GYMS/FITNESS CENTERS;**
6. **PUBLIC POOLS;**
7. **HAIR/TANNING SALONS; AND**
8. **ANY OTHER CUSTOMER THAT WSSC DEFINES AS A PRIORITY CUSTOMER.**

15.140.030 SCOPE.

THIS CHAPTER IS APPLICABLE TO ALL CUSTOMERS.

15.140.040 PROCEDURES.

(A) IDENTIFICATION OF CRITICAL CARE, HIGH PRIORITY OR PRIORITY CUSTOMERS STATUS.

(1) A WSSC CUSTOMER THAT MEETS THE DEFINITION OF CRITICAL CARE, HIGH PRIORITY OR PRIORITY CUSTOMER SHALL SELF-IDENTIFY BY FILLING THE APPLICATION FORM ON THE WSSC WEBSITE OR BY CONTACTING THE WSSC OFFICE OF EMERGENCY MANAGEMENT BY EMAIL OR TELEPHONE FOR ASSISTANCE.

(2) TO IDENTIFY AS A CRITICAL CARE CUSTOMER, THE FORM MUST BE FULLY COMPLETED AND HAVE ATTACHED WRITTEN VERIFICATION FROM A LICENSED MEDICAL PROFESSIONAL.

(3) IN ADDITION TO SELF-IDENTIFICATION BY THE CUSTOMER, WSSC SHALL USE EXISTING DATA TO PERIODICALLY REVIEW AND UPDATE THE LIST BY CONTACTING CRITICAL CARE, HIGH PRIORITY OR PRIORITY CUSTOMERS REQUESTING CUSTOMERS TO FILL THE APPLICATION FORM ON THE WSSC WEBSITE OR BY CONTACTING THE WSSC OFFICE OF EMERGENCY MANAGEMENT BY EMAIL OR TELEPHONE FOR ASSISTANCE.

(B) REPORTING.

(1) UPON RECEIPT AND REVIEW OF A COMPLETED CUSTOMER APPLICATION, THE SENIOR RESEARCH AND COMMUNICATIONS SPECIALIST OR DESIGNATED CUSTOMER SERVICE STAFF SHALL FLAG THE CUSTOMER ACCOUNT WITH THE CORRECT ENCODING, I.E., "CRITICAL CARE", "HIGH-PRIORITY" OR "PRIORITY".

(2) AN EMAIL BOX, CRITICALCUSTOMERS@WSSCWATER.COM AND A PHONE NUMBER WITH POINT OF CONTACT, SHALL BE MANAGED BY THE WSSC OFFICE OF EMERGENCY MANAGEMENT TO ADDRESS CRITICAL CARE, HIGH PRIORITY OR PRIORITY CUSTOMER CONCERNS AND PROVIDE MEANS OF RESOLUTION.

15.140.050 EMERGENCY/PLANNED WORK.

(A) THE EMERGENCY SERVICES CENTER SHALL ALERT CRITICAL CARE, HIGH PRIORITY OR PRIORITY CUSTOMERS IN THE VICINITY OF A PLANNED OR EMERGENT INCIDENT THAT MAY CAUSE SERVICE DISRUPTIONS, THROUGH WSSC'S MASS NOTIFICATION SYSTEM WHEN APPROPRIATE.

(B) IN THE CASE OF EXTENDED SERVICE DISRUPTIONS, USUALLY MORE THAN SIX HOURS, CUSTOMER ADVOCATES MAY DELIVER WATER OR SET UP WATER STATIONS WITHIN THE VICINITY TO ALLOW CRITICAL CARE, HIGH PRIORITY OR PRIORITY CUSTOMERS ACCESS TO WATER SERVICES WHILE REPAIRS ARE COMPLETED.

15.140.060 COMMUNICATIONS.

(A) THE DEFINITION OF CRITICAL CARE, HIGH PRIORITY AND PRIORITY CUSTOMERS SHALL BE MADE AVAILABLE TO THE PUBLIC VIA THE WSSC WEBSITE.

(B) (1) FOLLOWING THE INITIAL ALERT, CRITICAL CARE CUSTOMERS SHALL RECEIVE FOLLOW UP NOTIFICATIONS ON THE STATUS OF AN EVENT THAT CAUSES SERVICE DISRUPTIONS AND RECOMMENDED ACTIONS THROUGH THE MASS NOTIFICATION SYSTEM.

(2) THE NOTIFICATIONS SHALL BE TRACKED AND RECORDED.

15.140.070 REVIEW AND STATUS APPLICATION RENEWAL.

(A) (1) A CUSTOMER'S CRITICAL CARE, HIGH PRIORITY OR PRIORITY STATUS SHALL BE SUBJECT FOR RENEWAL EVERY TWO YEARS.

(2) WSSC SHALL UTILIZE AN AUTOMATIC NOTIFICATION SYSTEM TO ALERT CUSTOMERS TO RENEW THEIR STATUS.

(3) TECHNICAL ERRORS WITH THE AUTOMATIC NOTIFICATION DOES NOT REMOVE A CUSTOMER'S DUTY TO RENEW STATUS UPON NOTIFICATION.

(B) UPON NOTIFICATION, A CUSTOMER SHALL BE REQUIRED TO SELF-IDENTIFY AND RENEW THEIR APPLICATION THROUGH THE CRITICAL CUSTOMER WEBPAGE ON THE WSSC WEBSITE OR BY CONTACTING THE WSSC OFFICE OF EMERGENCY MANAGEMENT BY EMAIL OR TELEPHONE FOR ASSISTANCE.

(C) THE WSSC OFFICE OF EMERGENCY MANAGEMENT WILL COORDINATE PROACTIVE OUTREACH TO FACILITATE CUSTOMERS IN UNDERSTANDING AND APPLYING FOR CRITICAL CARE, HIGH PRIORITY AND PRIORITY STATUS.

Legal Review of Regulation

As requested, the following Regulation has been reviewed as required by Chapter 1.42 of the WSSC Manual of Standard Procedures:

WSSC Code of Regulations
Title 15 Risk Management
Subtitle II, Emergency Management
Chapter 15.140 Critical Customers (Critical Care, High Priority, Priority)

1. Legal Sufficiency Review:

This Regulation has been reviewed and determined to be legally sufficient.

If not legally sufficient, details provided below:

N/A

2. Approval Authority

The Commission has authority to adopt this Regulation.

Lisa O. Arnquist

_____

Lisa O. Arnquist
Associate General Counsel

August 28, 2026

_____

Date

Critical Customer Preparedness and Response

Robert (Bob) Maloney
Director, Police and Homeland Security
Gilbert Ruffin
Community and Critical Customer Coordinator
Ahmad Pabon-Bryant
Community and Critical Customer Coordinator

September 16, 2026





Presentation for Informational Purposes

Vote next month

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Chapter 15.140.10
Critical Customers



Identify

critical customers
and their needs



Reach

notify them
quickly



Support

prioritize assistance
(bottled water)

Critical Customers Program

Nearly

9,000

critical customers

Update



Notify



Coordinate



Preparedness Open House

- Connected with emergency management partners and local leaders
- Showcased emergency readiness
- Shared practical strategies to strengthen resilience

This side will include pictures from 9/15/26 Preparedness Open House

Questions?

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Performance Indicators

Customer Service Department

John Curry, Customer Service Director
Corwin Bennett, Revenue Protection Supervisor

September 16, 2026



Presentation for Informational Purposes

WSSCWATER
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Agenda

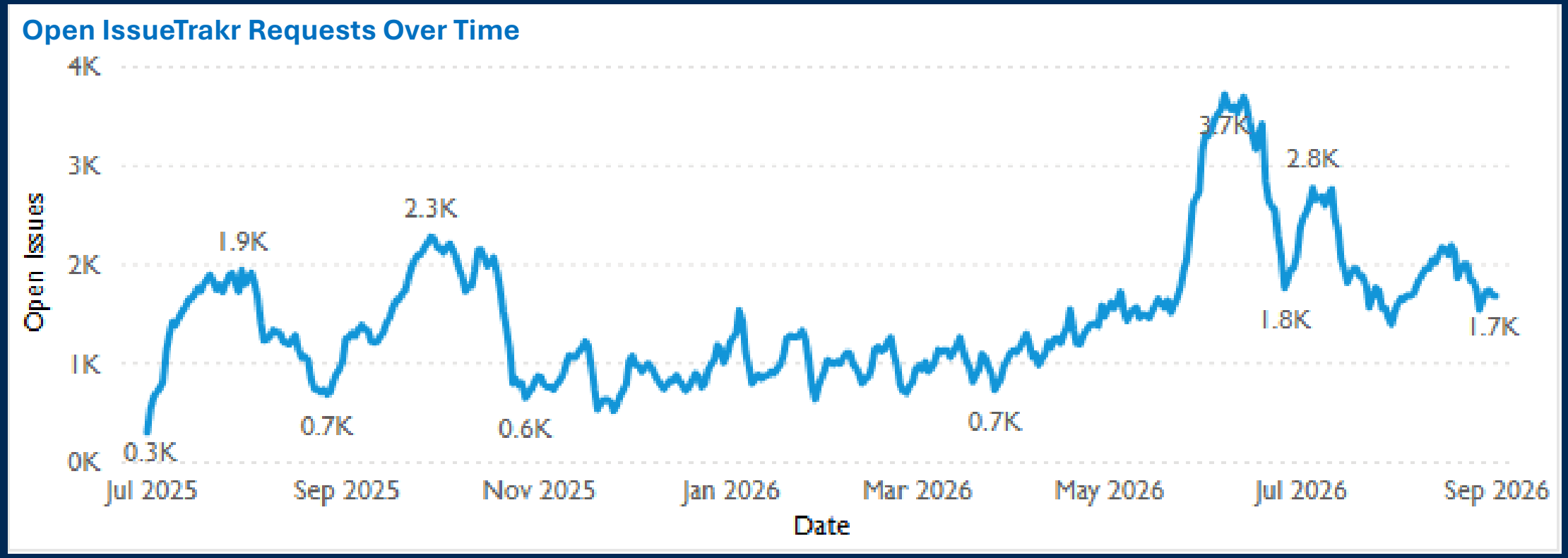
- Call Center Metrics
- Customer Emails & Start/Stops
- Customer Payments
- Delinquent Accounts
- Revenue Protection Strategy
- Turnoffs Matrix
- Revenue Recovery Strategy
- Financial Assistance
- Operation True North Update

Call Center Metrics

Metric	June 2026	July 2026	August 2026
Average Speed of Answer	~10 minutes	~4 minutes	~8 minutes
Average Handle Time	~9 minutes	~9 minutes	~9 minutes
Call Answer Rate	89%	93%	90%
Calls Not Answered	11%	7%	10%
Total Calls for Month	31,658 (1,583 daily avg)	31,866 (1,517 daily avg)	33,544 (1,597 daily avg)

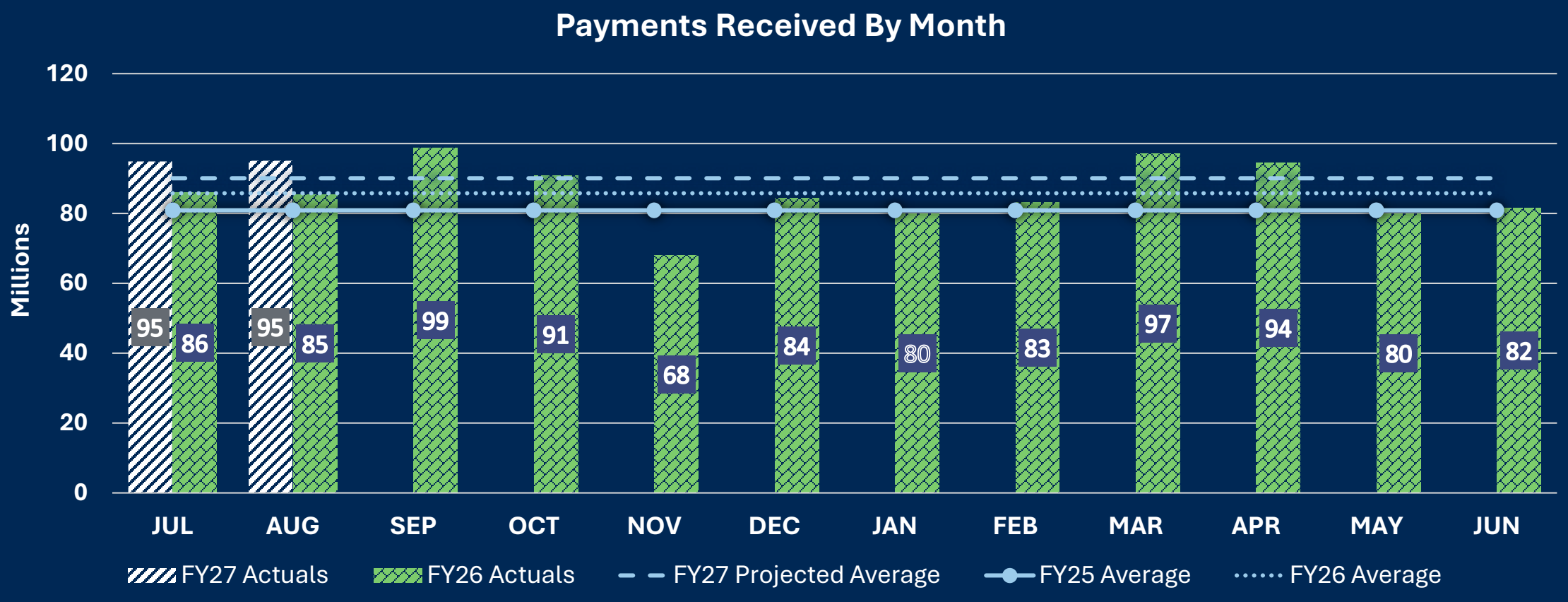
Customer Emails & Start/Stops

FY27 YTD, Customer Service closed 16,449 items, with an average 5 days open
As of September 1, there were 1,673 open items, at an average of 4 days



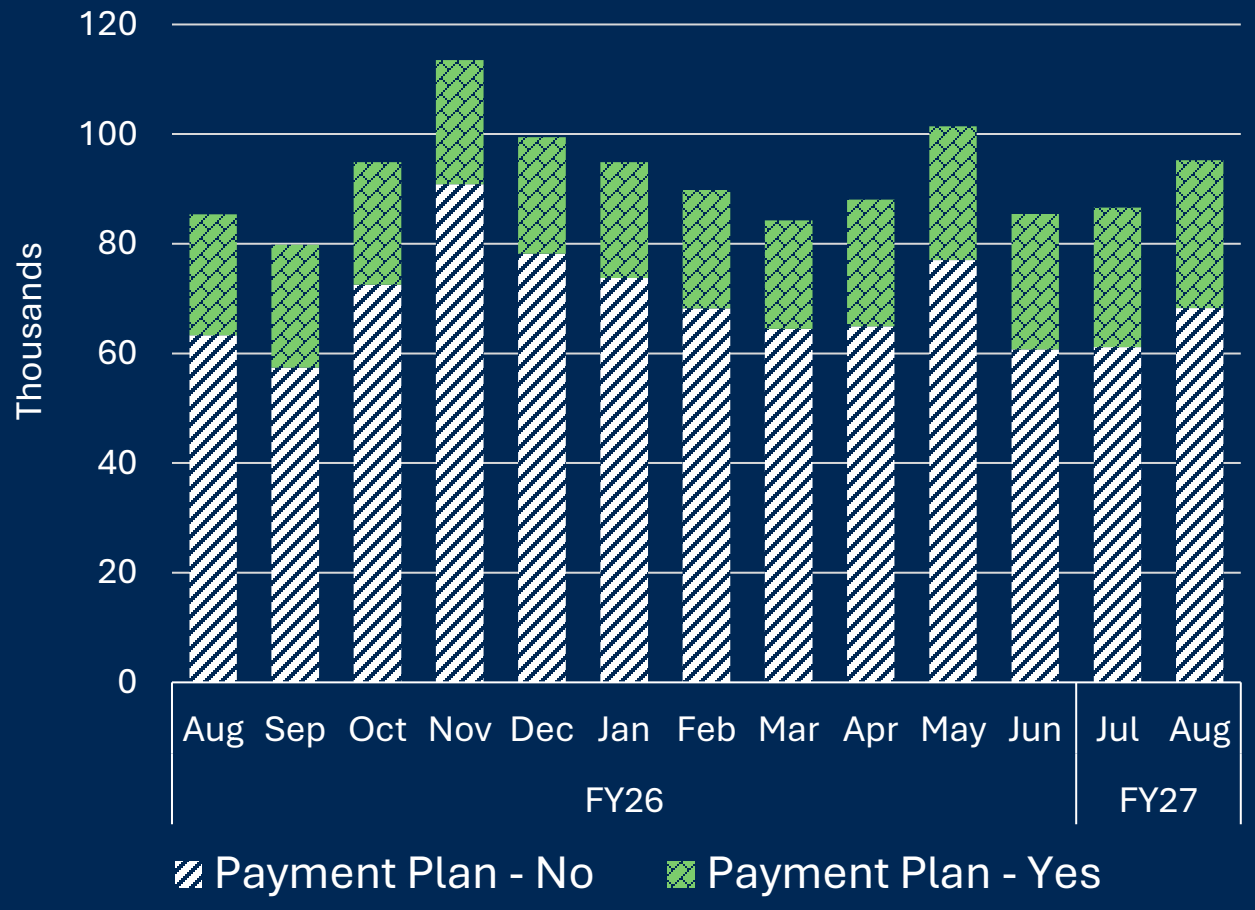
Customer Payments

In August 2026, we received **$95M** in customer payments which is **$10M more** than August 2025. FY27 YTD payments total approximately $190M, $19M more compared to $171M during July through August FY26

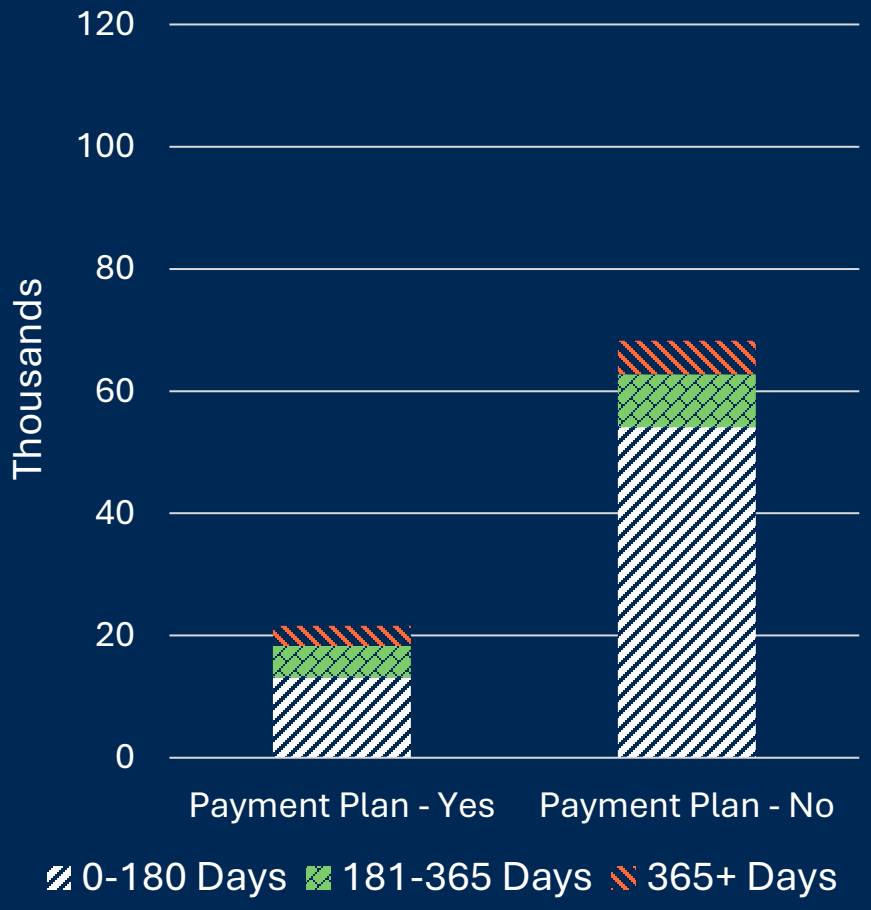


Delinquent Accounts (1 of 3)

Delinquent Account **History**



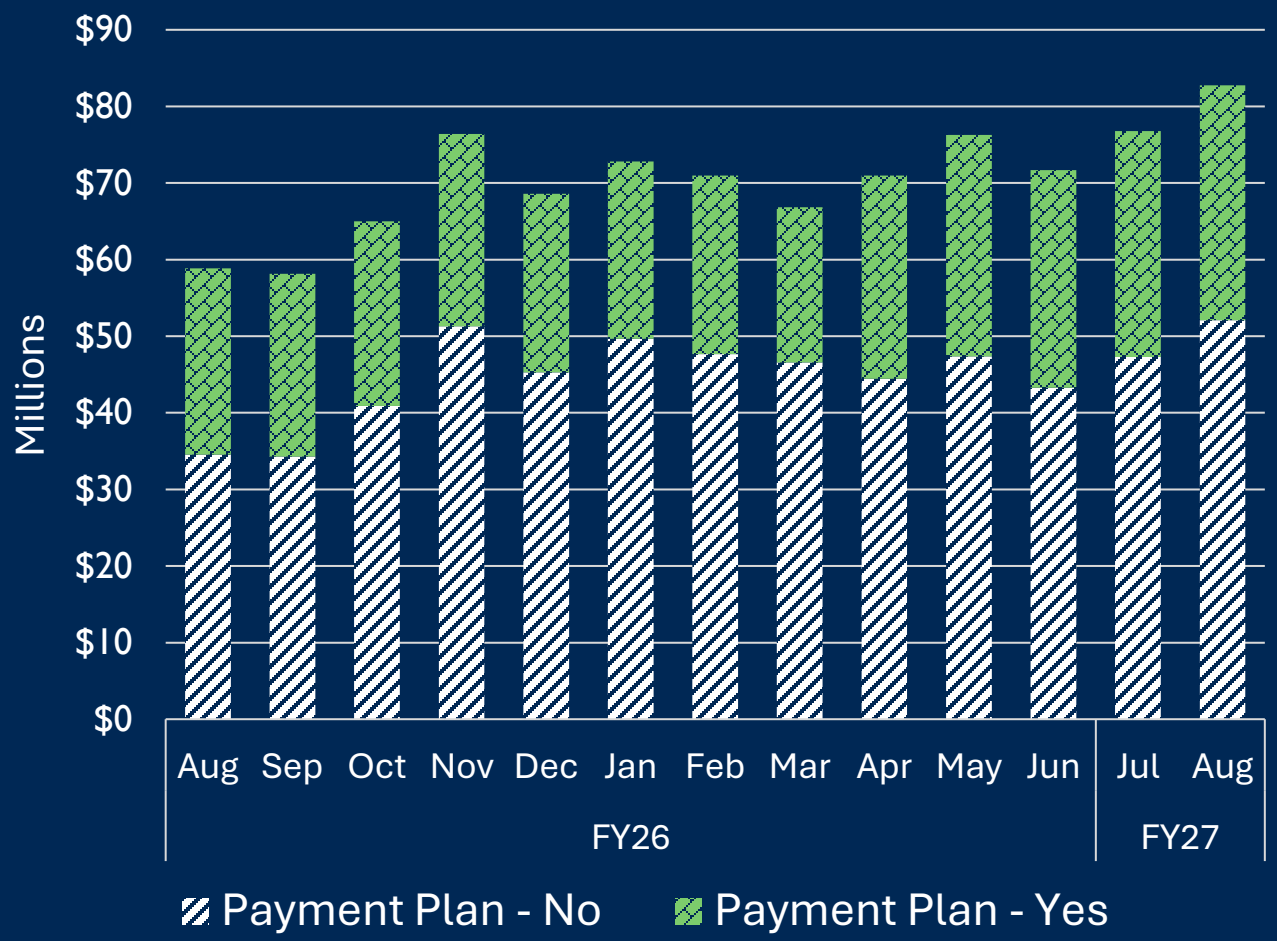
Delinquent Account **Balance**



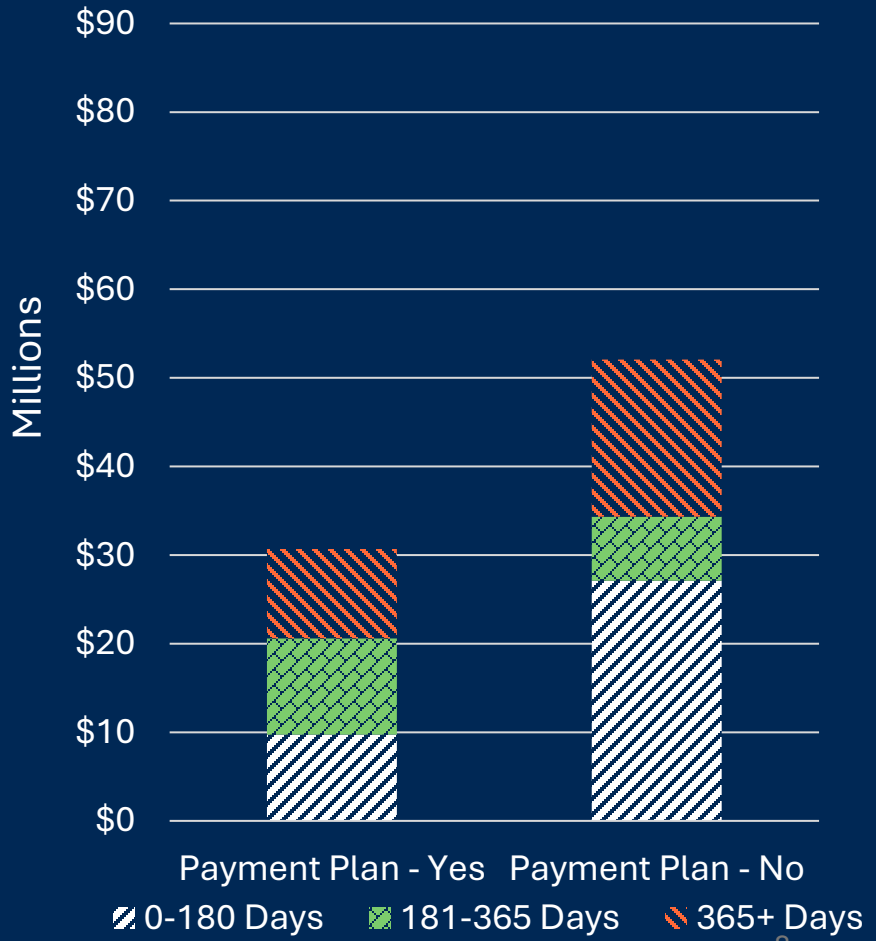
Delinquent Accounts (2 of 3)

Dollars

Delinquent Account **History**



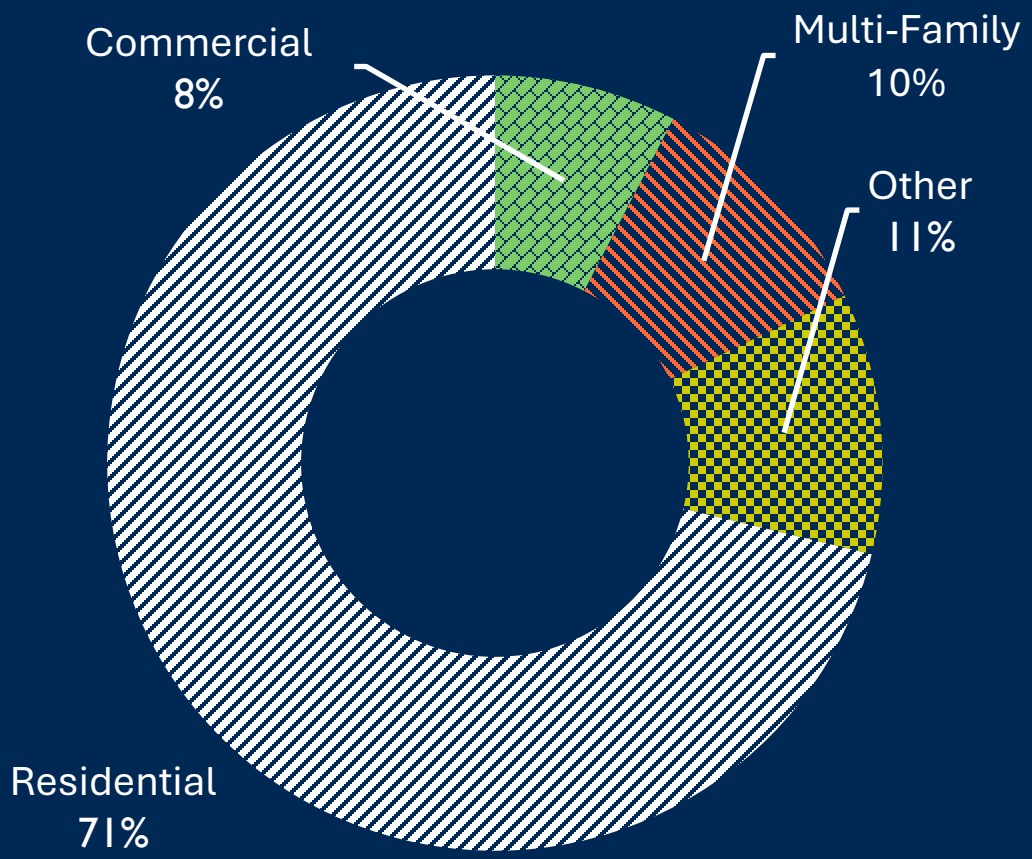
Delinquent Account **Balance**



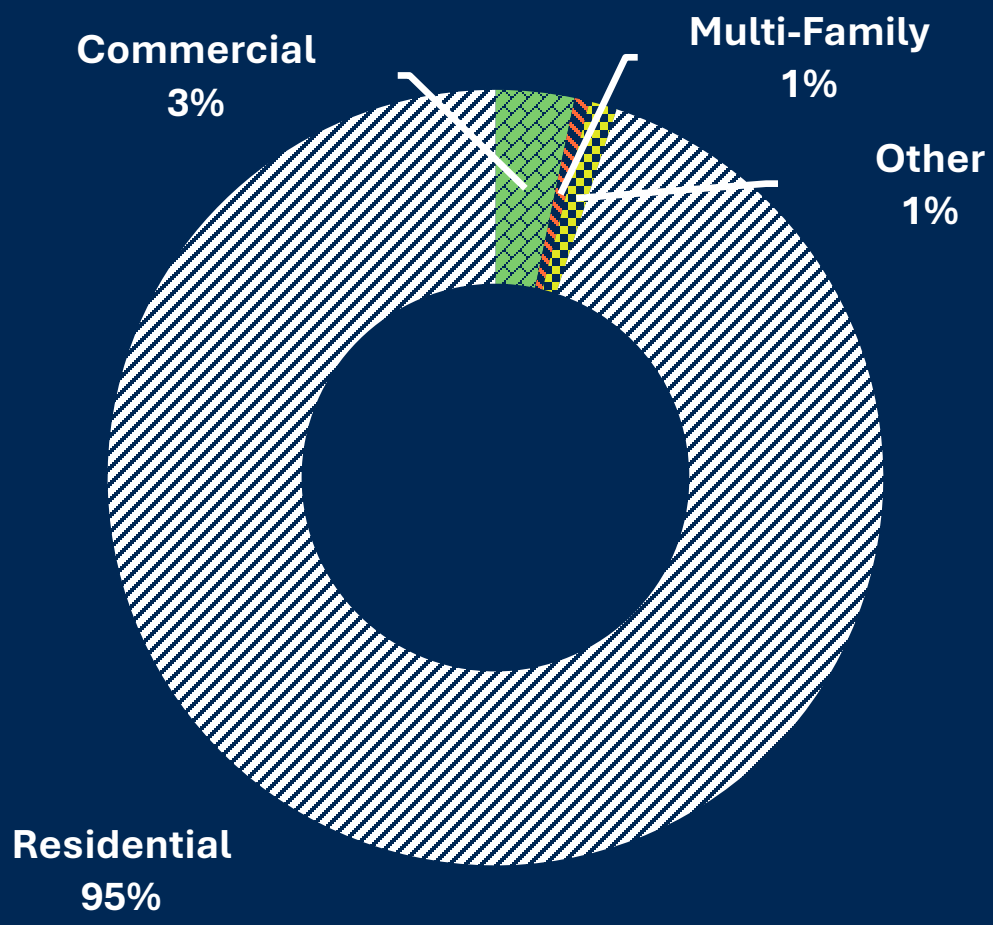
Delinquent Accounts (3 of 3)

Customer Type

Percentage of Dollars by Customer Type



Percentage of Accounts by Customer Type



Revenue Protection Strategy



Identify
Oldest / largest accounts and exceptions

Engage
Notice, HOC Partnership, billing review, Customer contacts

Resolve
Payment, pay plan, CAP/referral, or dispute path

Enforce
Turn-off when unresolved and eligible

Restore
Turn-on after payment confirmation & Timely Reconnects

Pay plans sit at the center of the pathway:
they convert delinquency into a managed obligation and reduce unnecessary service disruption.

	A. Up to 2 mo	B. 2 to 4 mo	C. 4 to 6 mo	D. 6 to 12 mo	E. 1 to 2 yr	F. 2 to 3 yr	G. Over 3 yr	Grand Total
Commercial	**246**	**149**	**104**	**163**	**141**	**84**	**20**	**907**
F. $1K - $2K	85	59	42	73	55	43	3	360
G. $2K - $5K	85	52	32	43	53	29	8	302
H. $5K - $10K	36	16	11	25	12	9	4	113
I. $10K - $100K	39	22	19	22	20	3	5	130
J. Over $100K	1	0	0	0	1	0	0	2
Government	**47**	**41**	**20**	**53**	**81**	**15**	**4**	**261**
F. $1K - $2K	11	9	9	34	48	9	1	121
G. $2K - $5K	16	9	4	11	25	6	1	72
H. $5K - $10K	11	9	3	2	7	0	1	33
I. $10K - $100K	8	13	4	5	1	0	0	31
J. Over $100K	1	1	0	1	0	0	1	4
Multi-Family	**163**	**89**	**43**	**71**	**19**	**8**	**2**	**395**
F. $1K - $2K	55	13	7	7	1	0	0	83
G. $2K - $5K	53	16	14	9	7	3	0	102
H. $5K - $10K	28	14	10	21	4	2	2	81
I. $10K - $100K	25	44	6	27	7	2	0	111
J. Over $100K	2	2	6	7	0	1	0	18
Residential	**584**	**449**	**1,514**	**5,035**	**5,415**	**1,516**	**133**	**14,646**
F. $1K - $2K	447	279	1,183	3,811	3,093	648	40	9,501
G. $2K - $5K	111	124	261	1,038	2,037	671	50	4,292
H. $5K - $10K	18	26	51	132	210	138	27	602
I. $10K - $100K	8	20	19	54	74	59	16	250
J. Over $100K	0	0	0	0	1	0	0	1
Grand Total	**1,040**	**728**	**1,681**	**5,322**	**5,656**	**1,623**	**159**	**16,209**

	A. Up to 2 mo	B. 2 to 4 mo	C. 4 to 6 mo	D. 6 to 12 mo	E. 1 to 2 yr	F. 2 to 3 yr	G. Over 3 yr	Grand Total
Commercial	**$1,729,016**	**$905,229**	**$693,799**	**$899,687**	**$973,007**	**$305,352**	**$131,872**	**$5,637,962**
F. $1K - $2K	$117,608	$85,776	$58,773	$104,657	$74,041	$63,269	$4,609	$508,732
G. $2K - $5K	$243,654	$150,500	$102,240	$135,240	$170,207	$90,338	$21,689	$913,867
H. $5K - $10K	$254,165	$111,541	$67,885	$176,887	$84,195	$67,207	$23,606	$785,485
I. $10K - $100K	$1,011,933	$557,412	$464,900	$482,903	$379,076	$84,538	$81,969	$3,062,732
J. Over $100K	$101,656	$0	$0	$0	$265,488	$0	$0	$367,145
Government	**$1,408,714**	**$972,711**	**$135,311**	**$381,902**	**$196,767**	**$31,305**	**$4,350,182**	**$7,476,892**
F. $1K - $2K	$15,438	$13,498	$11,832	$43,938	$67,057	$13,472	$1,430	$166,665
G. $2K - $5K	$47,589	$29,448	$12,759	$35,890	$66,000	$17,833	$2,480	$211,999
H. $5K - $10K	$76,739	$72,344	$23,983	$17,431	$44,897	$0	$6,405	$241,799
I. $10K - $100K	$248,509	$403,110	$86,737	$165,716	$18,813	$0	$0	$922,885
J. Over $100K	$1,020,438	$454,311	$0	$118,928	$0	$0	$4,339,866	$5,933,544
Multi-Family	**$1,237,628**	**$1,772,459**	**$1,334,781**	**$2,326,778**	**$256,504**	**$1,462,470**	**$16,443**	**$8,407,062**
F. $1K - $2K	$78,801	$19,581	$9,559	$10,213	$1,692	$0	$0	$119,845
G. $2K - $5K	$159,617	$43,406	$45,246	$29,119	$21,899	$9,048	$0	$308,335
H. $5K - $10K	$211,849	$93,891	$68,527	$148,446	$27,167	$11,003	$16,443	$577,325
I. $10K - $100K	$525,146	$1,378,511	$285,116	$927,113	$205,746	$82,141	$0	$3,403,772
J. Over $100K	$262,216	$237,070	$926,333	$1,211,888	$0	$1,360,279	$0	$3,997,785
Residential	**$1,151,100**	**$1,387,054**	**$2,973,653**	**$9,874,152**	**$13,487,483**	**$4,983,920**	**$676,532**	**$34,533,893**
F. $1K - $2K	$578,034	$375,926	$1,551,266	$5,161,977	$4,503,019	$965,121	$55,067	$13,190,409
G. $2K - $5K	$311,866	$364,384	$745,385	$2,874,481	$5,871,850	$1,984,865	$166,367	$12,319,198
H. $5K - $10K	$126,177	$173,743	$355,367	$862,362	$1,384,059	$943,576	$188,914	$4,034,198
I. $10K - $100K	$135,023	$473,001	$321,635	$975,331	$1,615,776	$1,090,357	$266,184	$4,877,308
J. Over $100K	$0	$0	$0	$0	$112,780	$0	$0	$112,780
Grand Total	**$5,526,458**	**$5,037,452**	**$5,137,543**	**$13,482,519**	**$14,913,761**	**$6,783,047**	**$5,175,029**	**$56,055,809**

Revenue Recovery Supporting **Customers & Restoring Service**

Turnoffs and Turnons

Montgomery County
708 Turnoffs / 592 Turnons

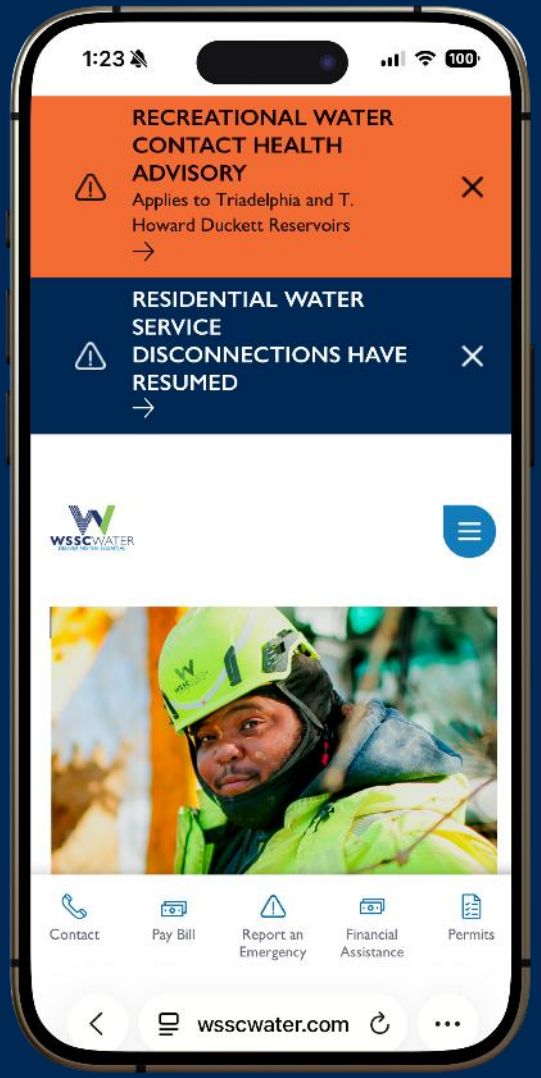
Prince George's County
1,496 Turnoffs / 1,114 Turnons

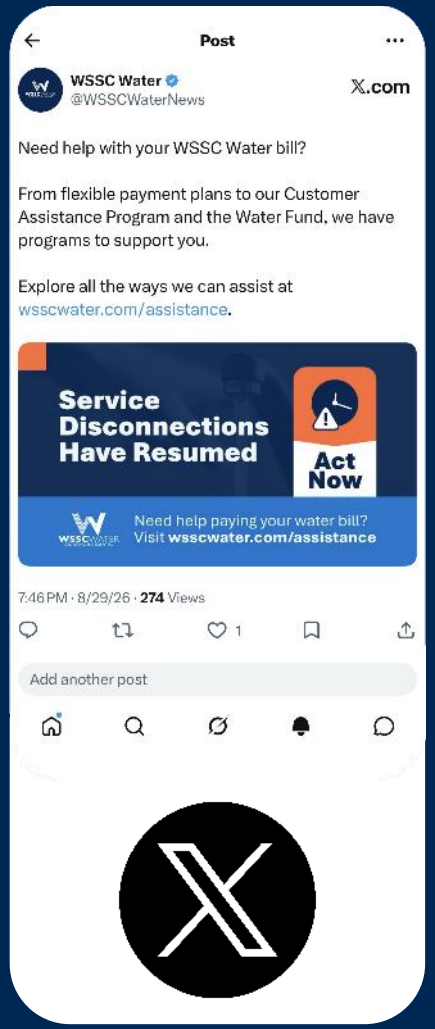
Potential Turnoffs
at $800+ Past Due

Montgomery County
3,806 Accounts / $9 Million

Prince George's County
5,980 Accounts / $19 Million

Revenue Recovery Supporting **Customers & Restoring Service (cont.)**









Financial Assistance

January 2023 – Present

Total Disbursed
$31.1M+

Customers Assisted
80,848

Customer Assistance Program (CAP) **$7,923,300**	Promise **$7,263,080**
LIHWAP **$6,091,408**	Maryland COVID Grant **$3,756,544**
Emergency Customer Relief Fund **$3,756,544**	Water Fund **$1,717,470**
Homeowners Assistance Fund **$3,756,544**	CAP Leak Repair Program **$985,151**
American Rescue Plan Act/ Emergency Rental Assistance Program **$452,596**	PIPE ER **$84,175**

Operation True North Update



2 Day Shutdown
May 28-29

30 Recommendations

18 Climate & Culture Survey action items

~200 Participants
Commission-wide

TRUE NORTH
Sustained & Transformative Change

Where Are We *Now?*

Operation True North: Meaningful Progress Underway

Quick Wins Completed

- Restarted regular Customer Service - IT meetings.
- Updated bill format for crossover bills; clearer front-page messaging.
- Reviewed payment plan challenges; identified improvements.
- Completed initial evaluation of Internal operating procedures

Improving How We Work

- Telework Standard Procedure: Draft received; listening sessions held.
- FY27 Goals updated for Teamsters-represented staff.
- Power BI dashboard improvements underway (greater usability + accuracy).

Where Are We *Headed?*

Building for the Future: People, Processes, Technology & Customer Experience



Investing in People & Training



Strengthening Procedures



Improving Technology



Investing in Customer Experience



What's Next

- ✓ 30 Recommendations
- ✓ 18 Climate & Culture Survey Action Items
- ✓ FY27 Customer Service Work Plan

Questions?

WSSCWATER
DELIVERING THE ESSENTIAL

Customer Service Performance Indicators
Customer Service Department
September 16, 2026

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.

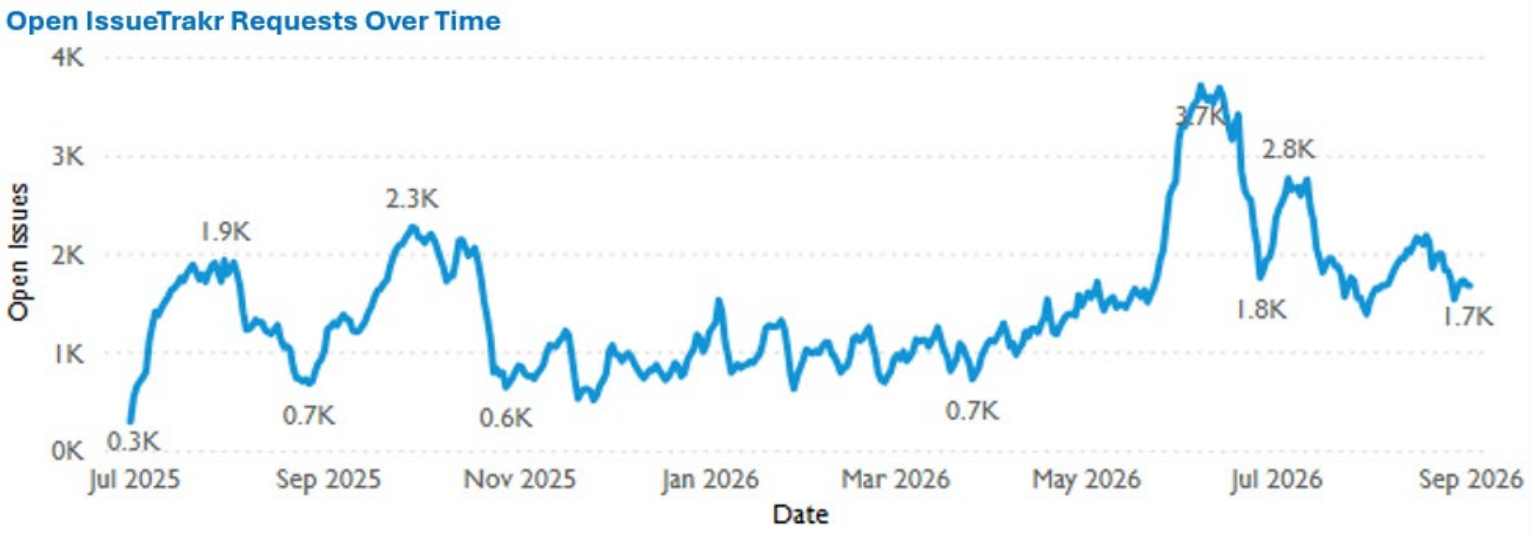
In August 2026, average wait time was 8 minutes, a 4-minute increase from the previous month (4 minutes). During August, average daily call volume increased 5% month-over-month to 1,597 calls per day.

Metric	June 2026	July 2026	August 2026
Average Speed of Answer	~10 minutes	~4 minutes	~8 minutes
Average Handle Time	~9 minutes	~9 minutes	~9 minutes
Call Answer Rate	89%	93%	90%
Calls Not Answered	11%	7%	10%
Total Calls for Month	31,658 (1,583 daily avg)	31,866 (1,517 daily avg)	33,544 (1,597 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 July 1, 2026, Customer Service has responded to and processed 75,498 emails/IssueTrakr for FY2027.

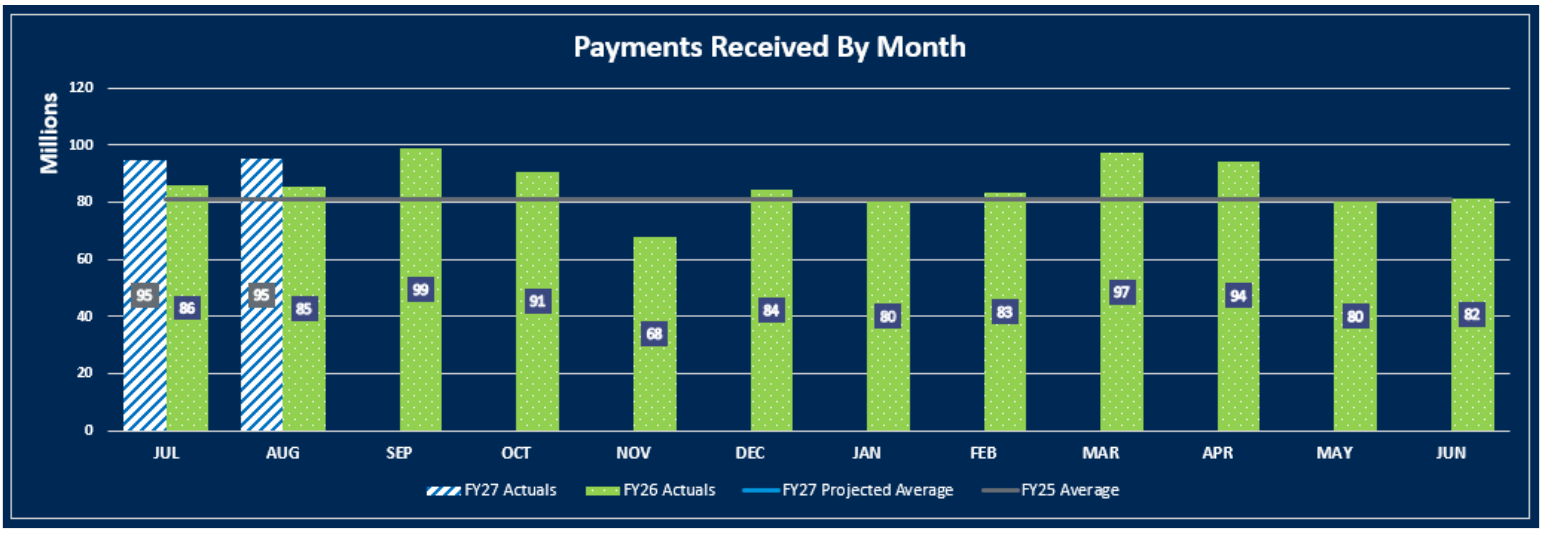
As of July 1st, 1,955 requests are open, down from our highest number of open requests, nearly 25,000 in December 2021. In December 2021, open requests had been open 30 days on average. On July 1st, open issues have been open **approximately 5 days** for Fiscal Year 2027.



Customer Payments

In August 2026, WSSC Water received **$95 million** in customer payments, which was the same amount as we received in July 2026; and $10M more than the $85 million received in August of 2025. FY2027 year to date,

payments total approximately $190 million and are up approximately $19 million (11%), compared to $171 million during July – August FY2026.

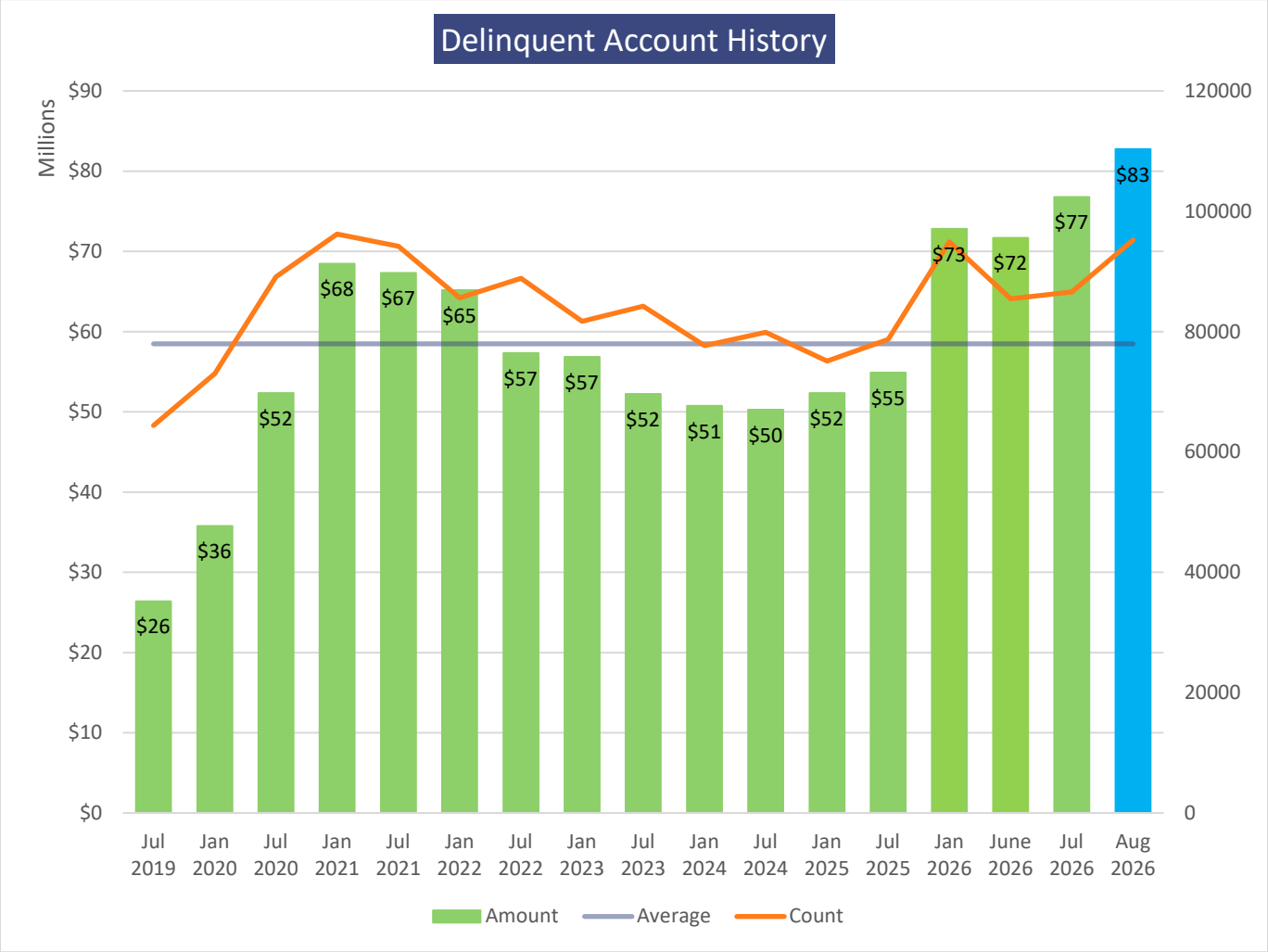


Revenue Recovery

As of September 1st, 2026, WSSC Water had **95,211** past due accounts totaling **$83 million**. The $83 million past due reflects a $6M increase from July 2026 ($77M). Residential premises account for 71% of the delinquencies with 90,441 past due accounts totaling $59M.

Account Type	Delinquent Accounts	Delinquent Amount	Delinquent Amount (%)
Residential	90,441	$58,973,789	71%
Multi-Family	593	$8,499,660	10%
Commercial	3,103	$6,270,045	8%
Other	1,074	$9,002,946	11%
Total	95,211	$82,746,440	100%

Customer Service Performance Indicators
Customer Service Department
September 16, 2026



WSSC WATER

Strategic Communications Research

Commission Meeting | September 16, 2026

RAFTELIS

Presentation for Informational Purposes

RAFTELIS

Purpose of the Research

Research is an essential aspect of any strategic approach to communications and outreach

1. **Loyalty and Service Experiences**

   What happens when they call or speak to WSSC Water representatives?

2. **Attitudes and Opinions About Trust**

   Is WSSC Water trustworthy?

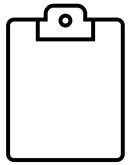
3. **Communications Preferences**

   What's the best way to reach them?

4. **Awareness Levels**

   What do they know about key topics?

Research Methods

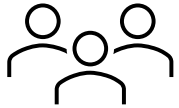


Customer Survey

2128

Residential Responses

(+/-2% margin of error)



Three Focus Groups

12

Attendees



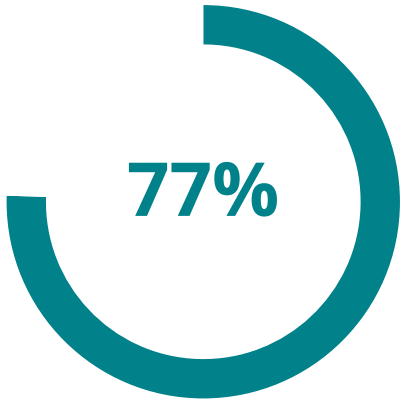
Staff Workshops

2

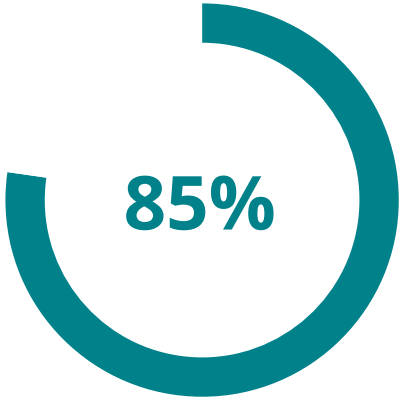
Internal sessions with staff

Who Took the Survey?

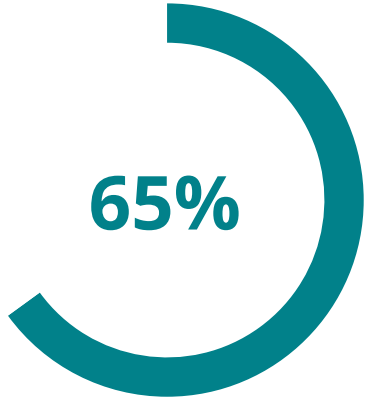
Customers 10+ years



Own Their Home



Over 55 Years Old



Ethnicities were mixed: 39% Caucasian, 29% Black, 8% Hispanic or Latino, and 22% did not disclose.

Mix of Counties: 53% Montgomery County; 46% Prince George's County, and 1% said "other".

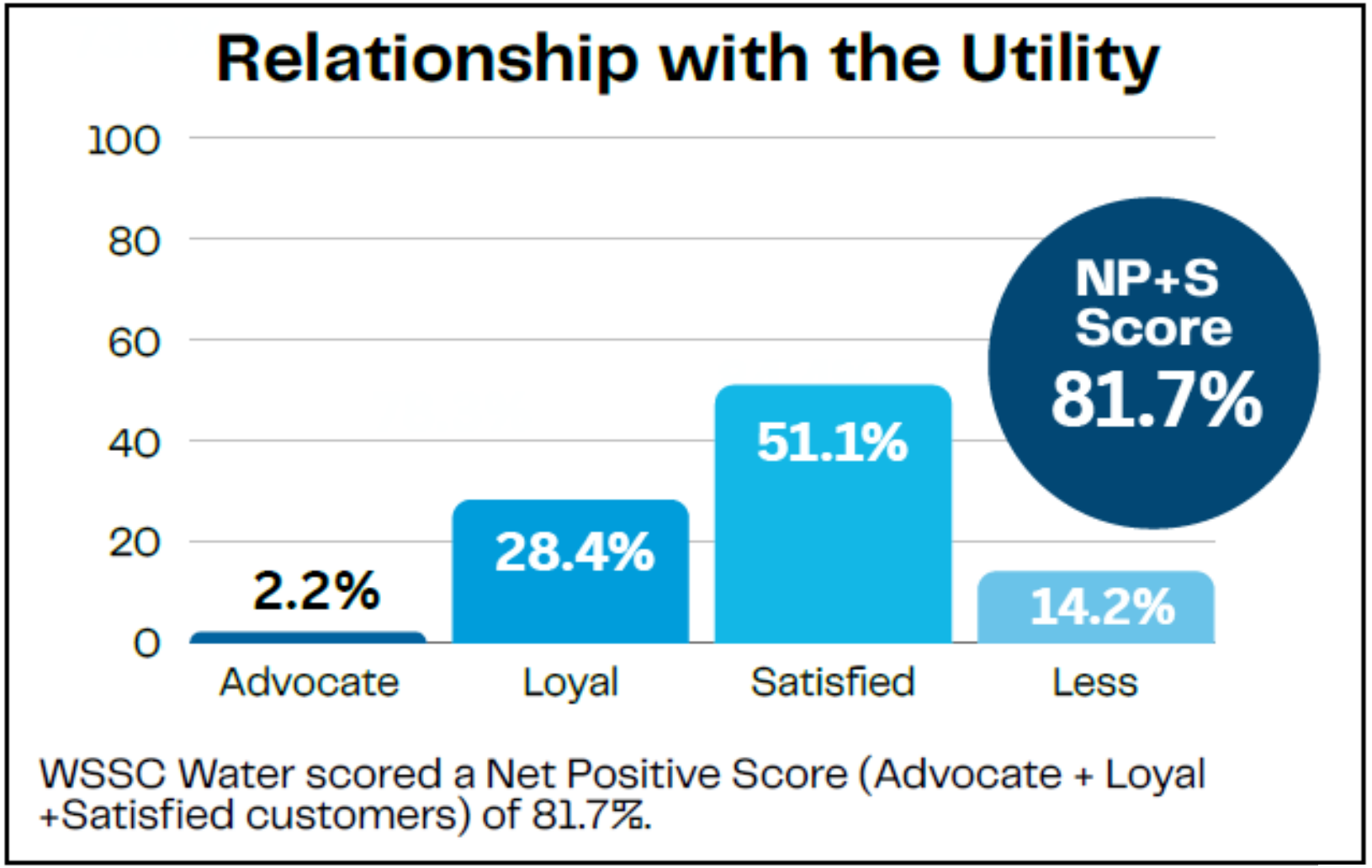
Strong Scores for Loyalty and Expectations

WSSC Water Meeting Expectations

73.7%

"All" or "Most of the time"

Nearly three-quarters of respondents reported WSSC Water meets their expectations "all the time" or "most of the time."



WSSC Water scored a Net Positive Score (Advocate + Loyal +Satisfied customers) of 81.7%.

High Marks For Service Satisfaction

Customer Service



77%

Nearly three-quarters were satisfied with their recent customer service interaction

Front-Line Workers



85%

Over four-fifths were satisfied with their recent front-line worker interaction

Customer Trust

Customers trust the company, and the water

Billing is only place where confidence drops

.

★ National polls show average trust in water utilities in the 72 -77% range



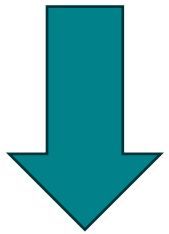
Billing scored lower on satisfaction

Overall Customer Service Satisfaction



77%

Billing Questions Only



65%

Top Reasons for Contact

Base size	*972*
High bill or high usage	26.3%
To inquire about financial assistance / payment plan	16.0%
To make a payment	14.6%
Water or sewer emergency	12.9%
Other	7.3%
Infrastructure improvement / project in area	6.5%

Top 6 responses shown

Type of Contact

Base size	*972*
Spoke with representative over the phone	69.3%
Email	9.5%
Visited the website	7.0%
Spoke with representative in person	6.2%
Automated response / IVR	3.3%

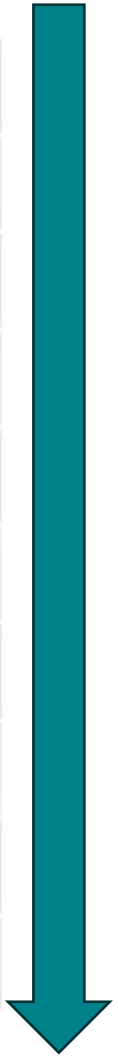
Top 5 responses shown

516

High Marks for Construction Safety; Lower for Project Communications

WSSC Water got high marks for site safety, condition and cleanliness. Satisfaction lower among key communication aspects.

Safety of the work zone for drivers and pedestrians	73.4%
Cleanliness of the construction site during the work	66.6%
How easy it was to understand the information you received	66.2%
Condition of sidewalks and driveway approaches	63.6%
Condition of the street/road after the project was finished	63.2%
Overall handling of the construction project	63.2%
Efforts to minimize noise and dust	63.0%
How far in advance you were notified about the project	49.2%
Updates you received while the work was ongoing	47.5%
The amount of information provided before work began	47.0%



Communications Preferences: Customers Provided Clear Direction How to Reach Them

In Emergencies



Text Message/SMS

Email

Program Information



Text Message/SMS

Email

Key Focus Group Takeaways



Reliable, responsive and reputable. Plays an important public health role



Communication about projects comes too late and infrequently

Billing communications needs improvement



Many said this was the first time they ever heard about an opportunity to provide input

Key Staff Workshop Takeaways

What we heard from staff closely mirrored what we heard from customers.

1. **Project Communication is Often Reactive**

   Outreach staff receive just-in-time requests from other departments.

2. **Timely, Urgent Communications Limited**

   Texting is limited to customers who have opted in.

3. **Billing Communications Needs Improvement**

   Customer service staff training needs identified.

Bottom Line



Customers trust water more than bill



Customers want more timely project information and better billing communications

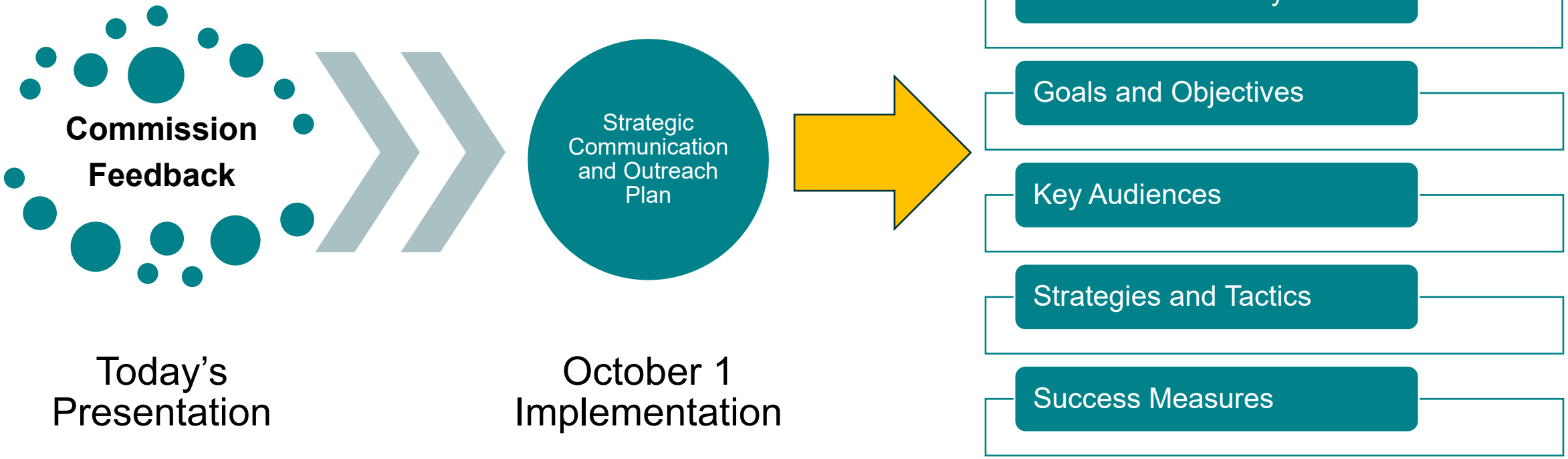


Customers want information via text and email

Recommendations

1. Make billing transparency and customer service training a priority.
2. Prioritize shift to text and email communications.
3. Create and implement project communication playbook to guide how, when, and to whom to communicate about projects.
4. Increase awareness of billing assistance, events, and opportunities to provide input.
5. Enhance use of community partners for customer assistance information and project communications.

What's Next?


Commission Feedback
Strategic Communication and Outreach Plan
Research Summary
Goals and Objectives
Key Audiences
Strategies and Tactics
Success Measures
Today's Presentation
October 1 Implementation

Q+A

PFAS Research in Wastewater & Biosolids

Laura O'Donnell, Dr. Malcolm Taylor

Department of Operational Reliability & Resilience

September 16, 2026



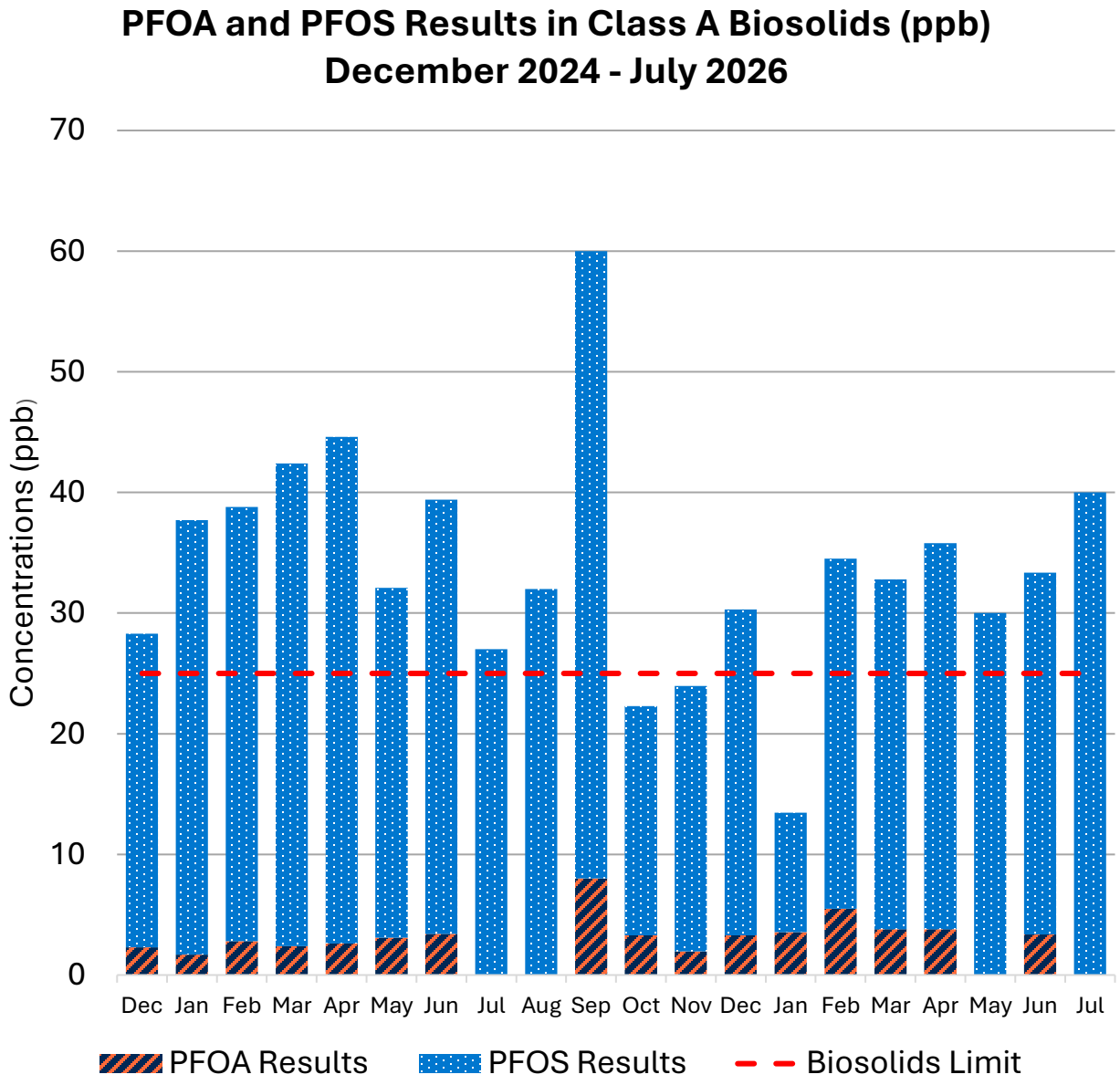
Presentation for Informational Purposes

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PFAS in Biosolids

Challenge:

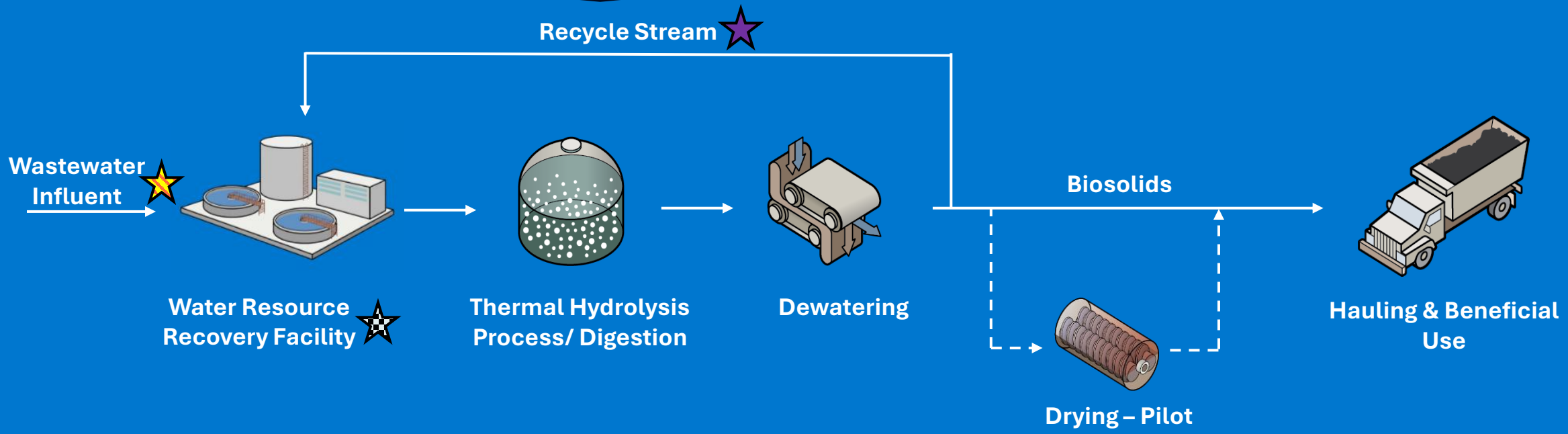
- PFAS is present in wastewater and biosolids due to the manufacture and continued use of PFAS in consumer and industrial products
- WSSC Water land applies biosolids in Virginia and Maryland
- Regulations to limit PFAS concentrations above **25 parts per billion (ppb)** in biosolids in Virginia (effective July 2027) and Maryland (effective October 2028)



Wastewater Stages	Actions
 Customers	• PFAS mitigation starts at the source by reducing production and use of PFAS
 Pretreatment & Wastewater Collection System	• Sample all Significant Industrial Users • Establish Local Limits for Significant Industrial Users • Research to identify potential inputs from other industries • Research investigating PFAS impacts to Piscataway WRRF influent from inflow & infiltration
 Water Resource Recovery Facilities (WRRFs)	• Quarterly influent sampling • **Research to test technologies to capture and destroy PFAS in treatment process**
 Effluent	• Quarterly effluent sampling
 Biosolids	• Quarterly biosolids sampling at WRRFs • Monthly biosolids sampling at Bioenergy Facility • **Research focused on biosolids mechanical drying** • Research focused on impacts of biosolids land application

WSSC Water's PFAS Research in Wastewater & Biosolids

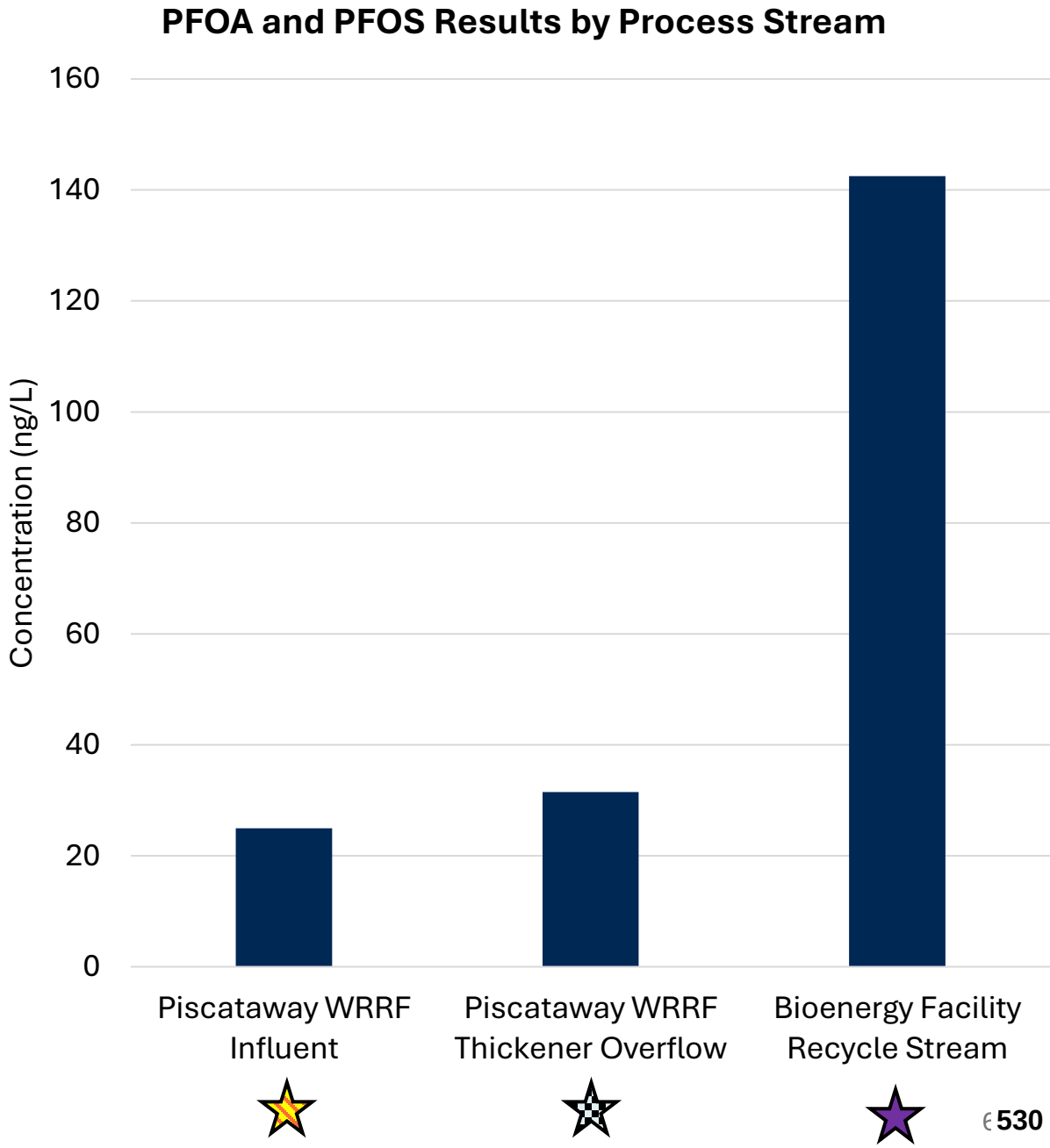
Water Research Foundation Project 5337 – Recycle Stream Treatment to Reduce PFAS Loading to WRRF Influent & Biosolids



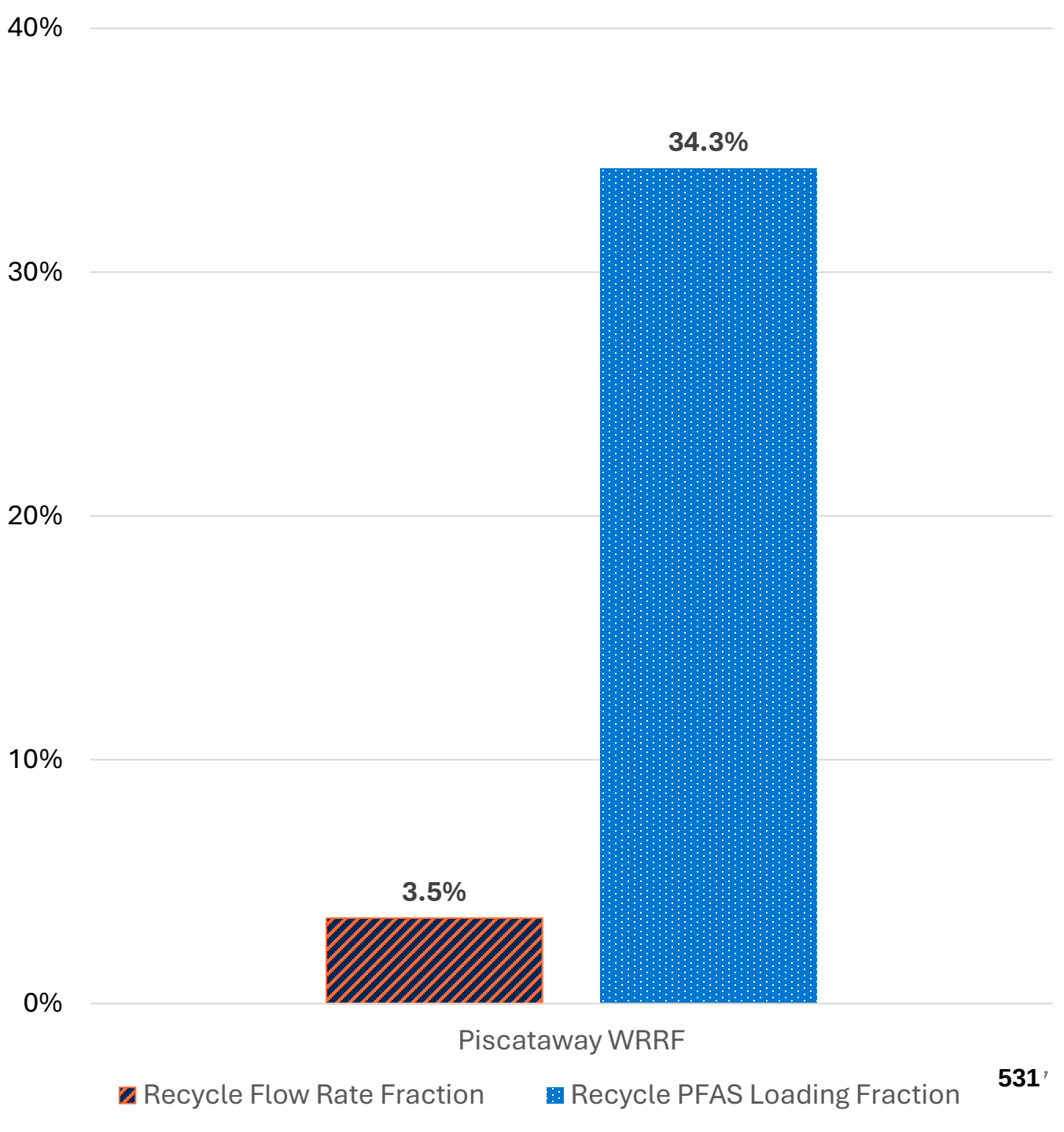
Water Research Foundation Project 5384 – The Impact of Dryer Type on Biosolids PFAS Removal

529

Water Research Foundation 5337 – Breaking the Forever PFAS Cycle



PFAS Loading Attributable to Recycle Flows

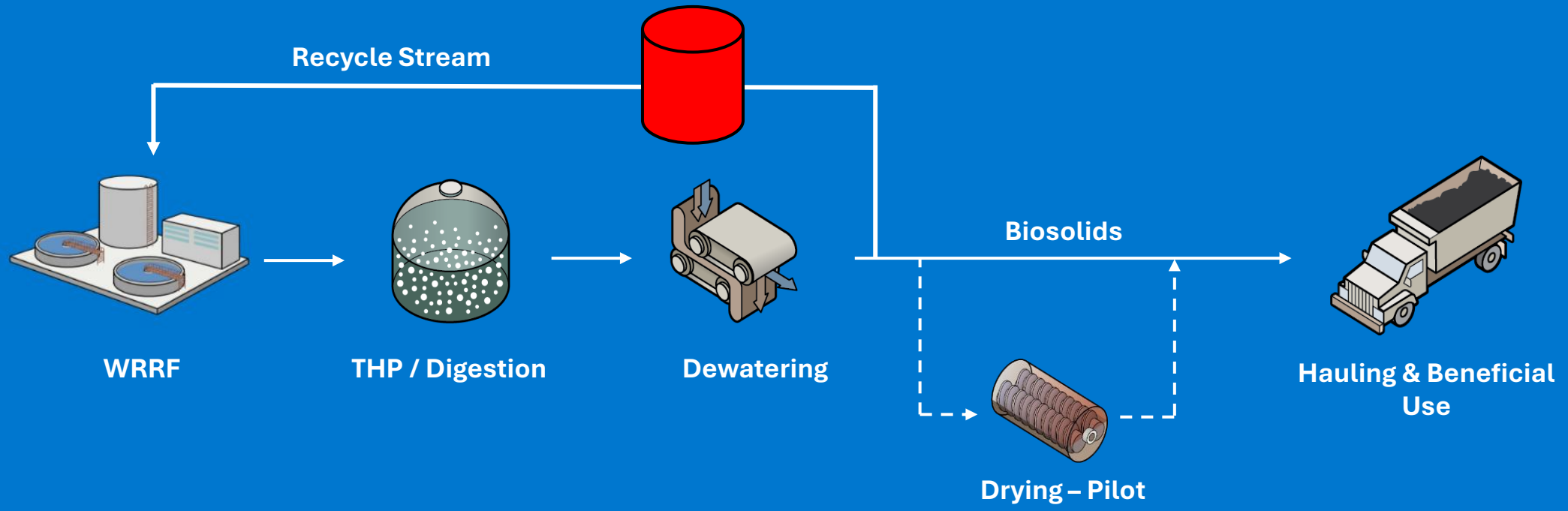


PFAS Destruction Technologies in Wastewater Process Streams

- Electrochemical Oxidation
  - Ovivo
- Supercritical Water Oxidation
  - 374 Water
- TiO_2 silica-based granular media with UV light
  - University of Missouri Kansas City

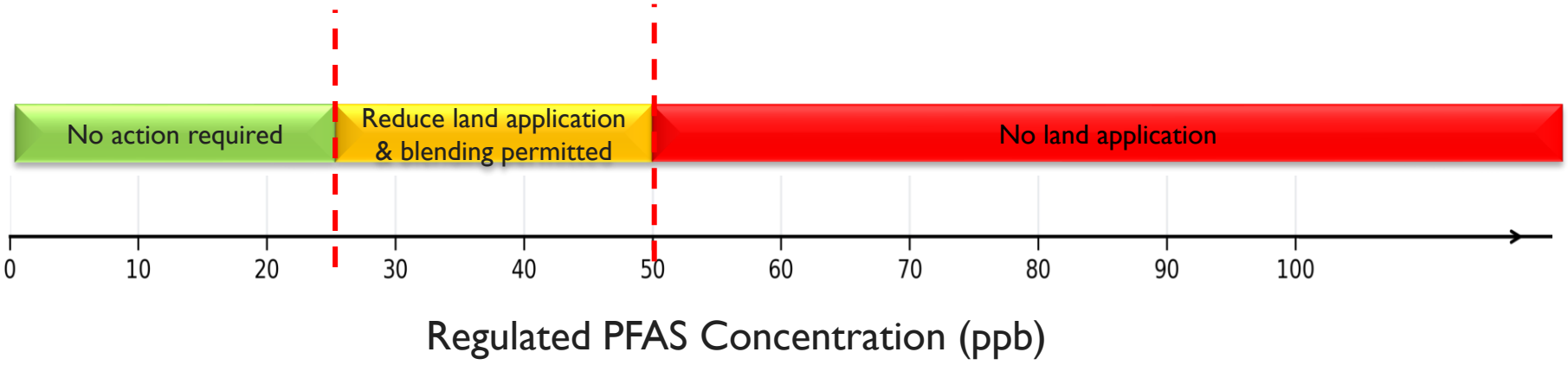


Next Steps – Pilot Test

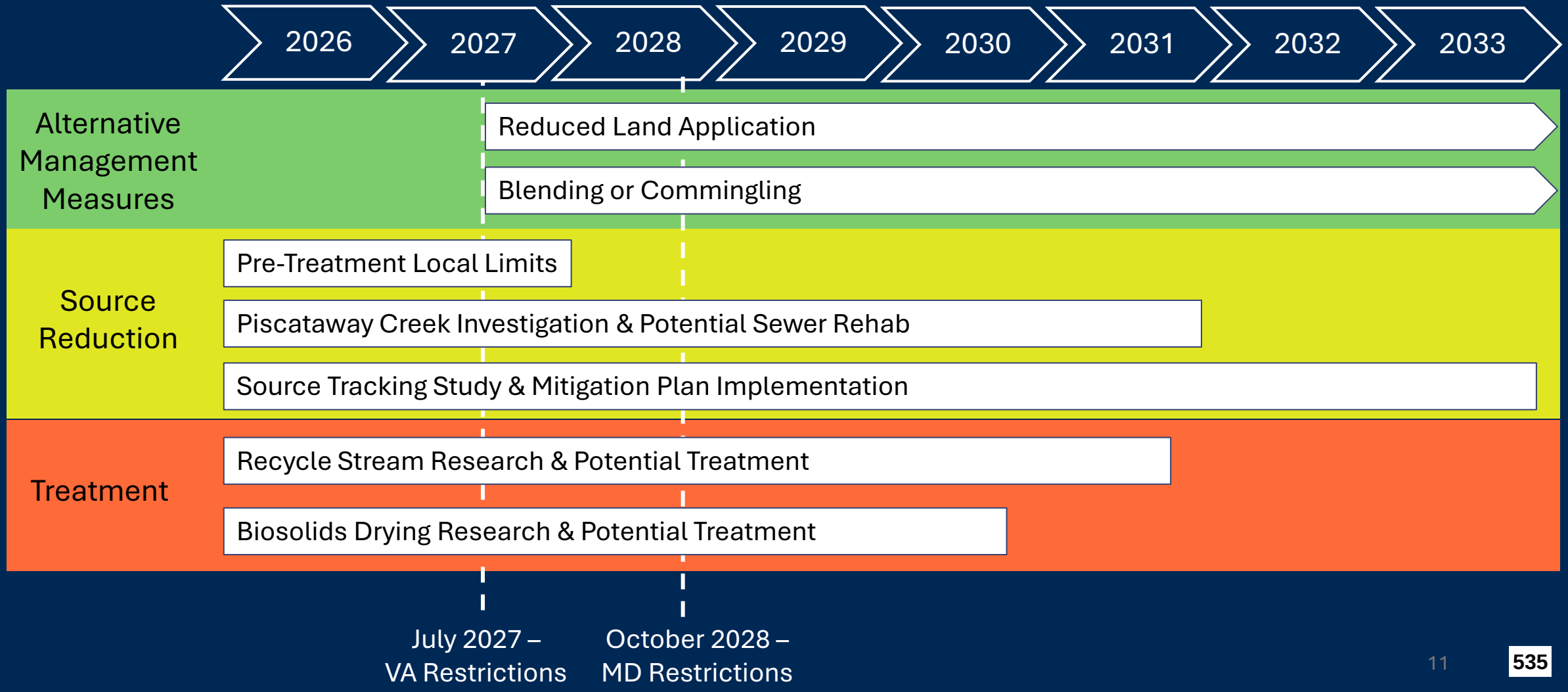


2026 Maryland/Virginia Legislation

- Tiered approach to management of PFAS in biosolids
- Source Tracking & Mitigation Plan required in Maryland
- Effective Dates:
  - Virginia: July 2027
  - Maryland: October 2028



Our Compliance Strategy Moving Forward



Questions?

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Interoffice Memorandum

TO: COMMISSIONERS

FROM: JULIANNE M. MONTES DE OCA
CORPORATE SECRETARY

DATE: SEPTEMBER 9, 2026

SUBJECT: AMENDMENT OF RESOLUTION 2026-2456 FY27 MEETING DATES

The Commission Meeting dates for Fiscal Year 2027 were adopted at the June 17, 2026 meeting in Resolution 2026-2456. Upon further review, two meeting were incorrectly scheduled on the second Wednesday of the month instead of the third Wednesday.

The two incorrectly listed dates were October 14, 2026, and April 14, 2027. Those dates should be October 21, 2026, and April 21, 2026. Although it is unlikely that the typo was widely noticed, I would prefer to formally amend the resolution and correct the dates.

Therefore, I request that Commissioners vote to amend Resolution 2026-2456, striking "October 14, 2026," and "April 14, 2027," and inserting "October 21, 2026," and "April 21, 2027."

WASHINGTON SUBURBAN SANITARY COMMISSION

RESOLUTION 2026-2456
ADOPTION OF COMMISSION MEETING CALENDAR
FOR FISCAL YEAR 2027

June 17, 2026

WHEREAS, on June 17, 2026, after due notice, a quorum of Commissioners met to transact official Commission business; and

WHEREAS, the start of the fiscal year requires the formation of a new Meeting Calendar;

NOW, THEREFORE, BE IT RESOLVED, this 17th day of June 2026, that the Washington Suburban Sanitary Commission hereby adopts the following dates for its meetings in Fiscal Year 2027:

July 15, 2026	January 20, 2027
	February 17, 2027
September 16, 2026	March 17, 2027
October 14, 2026	April 14, 2027
November 18, 2026	May 19, 2027
December 16, 2026	June 16, 2027

BE IT FURTHER RESOLVED that this Calendar of Meeting Dates may be amended from time to time so as to accommodate any business of the Commission.

A True Copy.

Julianne M. Montes de Oca
Corporate Secretary

Resolution Number: 2024-2466
Adopted: September 16, 2026
Effective: September 16, 2026

WASHINGTON SUBURBAN SANITARY COMMISSION

SUBJECT: A RESOLUTION designating the Public Members of the Washington Suburban Sanitary Commission ("WSSC") Audit Committee.

WHEREAS, pursuant to Section 1.45.040(a) of the WSSC Audit Committee Charter, the Audit Committee shall consist of one Commissioner from Montgomery County and one Commissioner from Prince George's County, selected by the Commission Chair, and two members of the public, one from Montgomery County and one from Prince George's County, nominated by the Commissioner members of the Committee;

WHEREAS, on October 18, 2023, Christopher Handy was first appointed to the Audit Committee to serve as the public members from Prince George's County, and was reappointed to a second term on October 16, 2024;

WHEREAS, over the past term, Mr. Handy has executed his duties as a public member of the Audit Committee with diligence and a demonstrable understanding of all materials and processes;

NOW, THEREFORE, BE IT RESOLVED, this ___ day of September 2026, that the Commission hereby reappoints Christopher Handy as the Audit Committee Public Member for Prince George's County for a term of two years, effective September 16, 2026.

ATTEST:

_____
Julianne M. Montes de Oca
Corporate Secretary

Docusign Envelope ID: 8ED38B62-A677-8D74-8206-88455BF71C93

WSSCWATER
DELIVERING THE ESSENTIAL

Interoffice Memorandum

TO: Jonathan W. Powell, Chair
Lynnette D. Espy-Williams, Vice-Chair

THRU: Kishia L. Powell, General Manager/CEO Signed by: D2484629DDEE450...

THRU: Justin DeVantier, Chief of Staff Signed by: 5C496DE236C6458...

THRU: Cristi Bickham, Deputy General Manager, External Affairs DocuSigned by: 35C1014B0D0D4F2...

FROM: Caprecia Poole-Williams, Chief Procurement Officer DocuSigned by: A42FEDB2CA544D0...

DATE: July 20, 2026

Subject: Request for Authorization to Negotiate Chemical Price Increases Pursuant to Resolution No. 2026-2455

WSSC Water's chemical supply contracts cap annual Economic Price Adjustments (EPA) at 10% for option terms on existing contracts. Several suppliers have submitted option term price increase requests exceeding the 10% cap, driven by supply chain disruption, raw material costs, tariffs, and market volatility. Procurement and Production have reviewed each request:

Contractor	EPA Request (% increase over current price)	Recommendation
Pencco, Inc. (secondary HFS "fluoride" supplier)	$2,446/wet ton at 100% volume (+300%)	Authorize negotiation above the 10% cap
Dubois Chemicals, Inc. (primary HFS "fluoride" supplier)	87.80%	Authorize negotiation above the 10% cap
Southern Ionics, Inc. (Sodium Bisulfite)	28.76%	Authorize negotiation above the 10% cap
Maryland Chemical Company (Sodium Bisulfite)	18.60%	Authorize negotiation above the 10% cap

Docusign Envelope ID: 8ED38B62-A677-8D74-8206-88455BF71C93

Contractor	EPA Request (% increase over current price)	Recommendation
Carus, LLC	Pending — EPA not yet received; expected >10%	Advance authorization to negotiate above the 10% cap once request is received, subject to the same review as above

Hydrofluosilicic Acid (HFS) is critical to drinking water fluoridation. Dubois Chemicals, Inc. (Dubois) is WSSC Water's primary HFS supplier, and Pencco, Inc. (Pencco) is the contracted secondary supplier. Procurement explored Univar Solutions as an additional supplier, but Univar declined due to supply chain constraints.

Pencco can guarantee 100% of WSSC Water's volume needs; Dubois cannot commit to volume. With no alternate source available, retaining both suppliers — despite their proposed price increases — is essential to preserving fluoride supply continuity.

Market context: A major overseas HFS producer halted U.S. operations in 2026 after regional conflict drew workers into military service, removing a significant share of global supply. Roughly 40% of U.S. HFS supply is imported, leaving the domestic market exposed as global supply tightened — prompting utilities nationwide to begin rationing HFS in spring 2026. Elevated sulfur and fluorspar costs tied to the same regional conflict have compounded pricing pressure across the sector, underlying the magnitude of the increases proposed by Pencco and Dubois.

Resolution No. 2026-2455 addresses continuity of the Commission's supply chain during the declared emergency. However, Resolution No. 2026-2455 requires the GM/CEO to only authorize actions that are within her Delegation of Authority. Where action is necessary that would exceed her delegated authority — including exercising option terms where the price increase exceeds the EPA cap in the contracts at issue — Resolution No. 2026-2455 requires the GM/CEO to first obtain the immediate concurrence of the Chair and Vice Chair, with formal ratification by the full Commission at its next meeting.

This memo requests that concurrence as a precondition to the GM/CEO proceeding with pricing negotiations that exceed the 10% EPA cap. If the Chair and Vice Chair concur, the resulting contract actions will be brought to the full Commission for ratification at the September 2026 Commission Meeting.

Financial exposure: A detailed estimate of aggregate annual financial exposure across the contracts above, at proposed pricing levels, will be provided at the time of ratification in September 2026, once final negotiated terms are available.

Docusign Envelope ID: 8ED38B62-A677-8D74-8206-88455BF71C93

Requested authorization: I request authority to negotiate Economic Price Adjustments above the 10% contractual limit for the affected contracts, subject to vendor cost documentation and Procurement's price-reasonableness determination. These are 1-year option terms and will be renegotiated at the end of the option term period. Given the Commission's recess schedule, the contract actions will be brought before the Commissioners for ratification in September 2026, when the Commission reconvenes.

Recommendation

Jonathan W. Powell, Chair

DocuSigned by:
Jonathan Powell
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Jul 24, 2026 | 8:28 AM EDT

☒ **Approve**

☐ **Not Approve**

Lynnette D. Espy-Williams, Vice-Chair

Signed by:
Lynnette Espy-Williams
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Jul 22, 2026 | 2:53 PM EDT

☒ **Approve**

☐ **Not Approve**