


F R O M	NAME & TITLE	Berke Attila, Director	CITY of BALTIMORE	
	AGENCY NAME & ADDRESS	Department of General Services (DGS) 200 N. Holliday St., Suite 800		
	SUBJECT	City Council Bill 23-0341	M E M O	

TO: Mayor Brandon M. Scott
TO: Ways and Means Committee
FROM: DGS
POSITION: **Support** RE: CB 23-0341

DATE: 2/10/23

INTRODUCTION – Supplementary General Fund Capital Appropriation - Department of General Services – Abel Wolman HVAC and Fire Protection - \$16,600,000

PURPOSE/PLANS – For the purpose of providing a Supplementary General Fund Capital Appropriation in the amount of \$16,600,000 to the Department of General Services – PRJ000528 (Abel Wolman HVAC and Fire Protection), to provide funding to upgrade the HVAC and fire protection at the Abel Wolman Municipal Building; and providing for a special effective date.

COMMENTS – Council Bill 23-0341 seeks authorization to appropriate supplementary funds to support the Abel Wolman Municipal Building HVAC replacement project. As a result of these HVAC upgrades, the building’s fire protection systems (sprinkler, fire alarm, and pump room) must be brought up to code as well. This multi-phase project is currently in design for the following tasks:

- **HVAC and fire protection renovation.** The design includes a new fire-rated pump room.
- **AHU Closets.** As part of the HVAC design, all ceilings will be raised to tie closely to the existing structure and mechanical rooms will be added to each floor.
- **New roof replacement.** There are 4 levels of roof surface (2nd, 5th, 11th, and penthouse) at approximately 29,500 SF.
- **Restroom renovation** of the 2nd floor men’s and women’s restrooms, including new ceiling, flooring, fixtures, and finishes.
- **Hazardous building material remediation**
- **Fire alarm system upgrade**, which includes a new Fire Command Center.
- **Radio repeater** (testing and design included)
- **A life cycle cost analysis** comparing 3 options for chilled water and heating supply.
- **Construction phasing** (drawings, cost estimates)
- **Lighting design**, which includes removing existing light fixtures and associated controls to be replaced by LED fixtures.
- **CRAC replacement.** The computer room air conditioning units will be replaced, as part of BCIT’s request.
- **Fire line replacement.** A new 8” fire line will be replaced, which connects to the 20” main line under Lexington.

AGENCY/DEPARTMENT POSITION – DGS **supports** the passage of Council Bill 23-0341.

If you have any questions, please do not hesitate to contact Annie Fullas at annie.fullas@baltimorecity.gov or at (667) 208-0380.

Sincerely,



Berke Attila
Director