



COMMISSION SUMMARY

AGENDA CATEGORY: General Services Department

ITEM NUMBER:

DATE: June 17, 2020

SUBJECT	Vote – Resolution to authorize the purchase of certain property located at 14400 Sweitzer Lane, Laurel, Maryland.
SUMMARY	The Commission plans to purchase 14400 Sweitzer Lane for the purpose of providing additional space for the Commission’s employees and contractors, to allow for the rehabilitation of the RGH building, and to avoid leasing office space and additional Parking spaces for customers and employees.
SPECIAL COMMENTS	2020-2260 Resolution to purchase 14400 Sweitzer Lane
CONTRACT NO./ REFERENCE NO.	
COSTS	\$12,500,000
AMENDMENT/ CHANGE ORDER NO. AMOUNT	N/A
MBE PARTICIPATION	N/A
PRIOR STAFF/ COMMITTEE REVIEW	Carla A. Reid, General Manager/CEO ^{DS} CR
PRIOR STAFF/ COMMITTEE APPROVALS	Joseph F. Beach, Deputy General Manager for Administration ^{DS} JFB Al R. Roshdieh, Director, Department of General Services ^{DS} AR Sheila R. Finlayson, Corporate Secretary ^{DS} SF
RECOMMENDATION TO COMMISSION	Approve the authorizing resolution
COMMISSION ACTION	

RESOLUTION NO.: 2020-2260

Adopted: June [], 2020

Effective Date: June [], 2020

WASHINGTON SUBURBAN SANITARY COMMISSION

Subject: A RESOLUTION authorizing the purchase of certain property located at 14400 Sweitzer Lane, Laurel, Maryland.

WHEREAS, the Washington Suburban Sanitary Commission (“Commission”) is authorized pursuant to the Maryland Annotated Code, Public Utilities Article, Division II, Title 21, Subtitle 1, to acquire land, structures, and buildings in fee simple, within Montgomery and Prince George’s Counties to carry out the duties and responsibilities of the Commission; and

WHEREAS, 14400 Sweitzer Lane, Laurel, Maryland (“14400 Sweitzer Lane”) consists of 9.1394 acres, improved with a four-story, LEED certified Silver rated building of 127,000 square feet, as more accurately described in Exhibit A, attached and incorporated in this Resolution; and

WHEREAS, the Commission finds it advantageous to purchase 14400 Sweitzer Lane,, for the purpose of providing additional office space for the Commission’s employees and contractors, to allow for the rehabilitation of the Richard G. Hocevar building by providing swing space for operations during required renovations, to avoid leasing office space costs for the renovations and for future operational needs, to provide additional parking for customers and special events, and to create a consolidated and secure environment for interaction with the public for the Commission’s public facing interactions such as the permitting and the one-stop shop; and

WHEREAS, the County Councils of Prince George’s and Montgomery have approved the funding to purchase 14400 Sweitzer Lane on May 5th and March 31, respectively ; and

WHEREAS, the Commission and the title owner of 14400 Sweitzer Lane, have agreed on the terms and conditions of purchase.

NOW, THEREFORE, BE IT RESOLVED, this _____ day of June, 2020, that the land consisting of 9.14 acres and building structure located at 14400 Sweitzer Lane be acquired in fee simple by the Commission; and

BE IT FURTHER RESOLVED, that the General Manager/CEO is hereby authorized to verify and sign the fee simple deed on behalf of the Commission at settlement for the property located at 14400 Sweitzer Lane; and

BE IT FURTHER RESOLVED, that the General Manager/CEO is authorized and directed to execute any additional documents at settlement to effectuate the purchase of 14400 Sweitzer Lane.

A True Copy.

Attest:

Sheila R. Finlayson, Esq.
Corporate Secretary

EXHIBIT A

All that piece or parcel of land, together with the improvements thereon and appurtenances thereunto belonging, lying and being, and situate in Prince George's County, Maryland and being more particularly described as follows:

Lot numbered Twenty (20), containing 9.1394 acres of or land, more or less, as shown on the plat entitled "Lot 20, MARYLAND 95 CORPORATE PARK," as per plat recorded in Plat Book REP 195 at Plat 37, among the Land Records for Prince George's County, Maryland.

Property Address: 14400 Sweitzer Lane, Laurel, Maryland 20707

Tax Account Numbers: 10-3480696
10-3480704

Certificate Of Completion

Envelope Id: 04113A69AE204D0FB0B93A36F2990B94	Status: Completed
Subject: Please DocuSign: CommissionPackageCoverSheet 14400 Sweitzer Lane 6-17-20 combined.pdf	
Source Envelope:	
Document Pages: 4	Signatures: 0
Certificate Pages: 2	Initials: 4
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Simone Munro-Blass
Time Zone: (UTC-05:00) Eastern Time (US & Canada)	14501 Sweitzer Lane
	Laurel, MD 20707
	Simone.Munro-blass@wsscwater.com
	IP Address: 73.128.204.145

Record Tracking

Status: Original 6/8/2020 3:06:57 PM	Holder: Simone Munro-Blass Simone.Munro-blass@wsscwater.com	Location: DocuSign
Security Appliance Status: Connected	Pool: FedRamp	
Storage Appliance Status: Connected	Pool: WSSC Water	Location: DocuSign

Signer Events

Signer Events	Signature	Timestamp
Al Roshdieh Al.Roshdieh@wsscwater.com Director WSSC Water Security Level: Email, Account Authentication (Optional)	 Signature Adoption: Pre-selected Style Using IP Address: 108.48.165.249 Signed using mobile	Sent: 6/8/2020 3:09:16 PM Viewed: 6/8/2020 3:13:04 PM Signed: 6/8/2020 3:13:24 PM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Carla Reid Carla.Reid@wsscwater.com General Manager/CEO Security Level: Email, Account Authentication (Optional)	 Signature Adoption: Pre-selected Style Using IP Address: 205.167.186.197	Sent: 6/8/2020 3:09:17 PM Viewed: 6/8/2020 3:21:23 PM Signed: 6/8/2020 3:21:42 PM
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Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Joseph F Beach Joseph.Beach@wsscwater.com WSSC Water Security Level: Email, Account Authentication (Optional)	 Signature Adoption: Pre-selected Style Using IP Address: 98.204.85.193	Sent: 6/8/2020 3:09:17 PM Viewed: 6/8/2020 3:21:50 PM Signed: 6/8/2020 3:22:14 PM
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Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Sheila Finlayson Sheila.Finlayson@wsscwater.com WSSC Water Security Level: Email, Account Authentication (Optional)	 Signature Adoption: Pre-selected Style Using IP Address: 107.77.203.57	Sent: 6/8/2020 3:09:18 PM Viewed: 6/8/2020 3:10:45 PM Signed: 6/8/2020 3:11:51 PM
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Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/8/2020 3:09:18 PM
Certified Delivered	Security Checked	6/8/2020 3:21:50 PM
Signing Complete	Security Checked	6/8/2020 3:22:14 PM
Completed	Security Checked	6/8/2020 3:22:14 PM
Payment Events	Status	Timestamps