

## NOTICES :

1. On January 22, 2014, the Board of Estimates approved the Resolution on the Regulation of Board of Estimates Meetings and Protests, effective February 05, 2014. Pursuant to the Resolution:

a. Anyone wishing to speak before the Board, whether individually or as the spokesperson of an entity must notify the Clerk of the Board in writing no later than by noon on the Tuesday preceding any Board meeting, or by an alternative date and time specified in the agenda for the next scheduled meeting. The written protest must state (1) whom you represent and the entity that authorized the representation (2) what the issues are and the facts supporting your position and (3) how the protestant will be harmed by the proposed Board action.

b. Matters may be protested by a person or any entity directly and specifically affected by a pending matter or decision of the Board. In order for a protest to be considered, the protestant must be present at the Board of Estimates meeting.

c. A Procurement Lobbyist, as defined by Part II, Sec. 8-8 (c) of The City Ethics Code must register with the Board of Ethics as a Procurement Lobbyist in accordance with Section 8-12 of The City Ethics Code.

The full text of the Resolution is posted in the Department of Legislative Reference, the President of the Board's web site, ([http://www.baltimorecitycouncil.com/boe\\_agenda.htm](http://www.baltimorecitycouncil.com/boe_agenda.htm)) and the Secretary to the Board's web site (<http://www.comptroller.baltimorecity.gov/BOE.html>).

Submit Protests to:  
Attn: Clerk,  
Board of Estimates  
Room 204, City Hall  
100 N. Holliday Street  
Baltimore, Maryland 21202

**NOTICES** - cont'd

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**BOARD OF ESTIMATES' RECESS  
MAY 20, 2015**

The Board of Estimates is scheduled to be in recess at 9:00 a.m. and 12:00 noon on May 20, 2015.

The Board of Estimates will not receive or open bids on May 20, 2015. The Board of Estimates will reconvene on May 27, 2015.

## BOARD OF ESTIMATES' AGENDA - MAY 13, 2015

### BOARDS AND COMMISSIONS

#### 1. Prequalification of Contractors

In accordance with the Rules for Prequalification of Contractors, as amended by the Board on October 30, 1991, the following contractors are recommended:

Bel Air Underground Services, Inc.	\$ 1,500,000.00
Berkel & Company Contractors, Inc.	\$640,206,000.00
Brandenburg Industrial Service Company	\$323,982,000.00
Brawner Contracting Company, Inc.	\$ 4,032,000.00
Clyde McHenry, Inc.	\$ 8,000,000.00
Hot & Cold Corporation	\$ 8,000,000.00
J. Fletcher Creamer & Son, Inc.	\$589,734,000.00
J. Villa Construction, Inc.	\$ 855,000.00
Kenny Construction Company	\$994,194,000.00
Talley Interior Exterior Painting	\$ 396,000.00

#### 2. Prequalification of Architects and Engineers

In accordance with the Resolution Relating to Architectural and Engineering Services, as amended by the Board on June 29, 1994, the Office of Boards and Commissions recommends the approval of the prequalification for the following firms:

Cho Benn Holback + Associates, Inc.	Architect
Delon Hampton & Associates, Chartered	Engineer
HSA, Inc. of DC	Engineer

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**BOARD OF ESTIMATES**

**05/13/2015**

**BOARDS AND COMMISSIONS** - cont'd

iCivil, Inc.	Engineer
McDonough Bolyard Peck, Inc. d/b/a MBP	Engineer
Murphy & Dittenhafer Architects	Architect
MWH Americas, Inc.	Engineer
Navarro & Wright Consulting Engineers, Inc.	Engineer Land Survey
Parsons Transportation Group, Inc.	Engineer
Stormwater Consulting, Inc.	Engineer

**AGENDA**

**BOARD OF ESTIMATES**

**05/13/2015**

Office of the Labor Commissioner - Memorandum of Understanding

**ACTION REQUESTED OF B/E:**

The Board is requested to **NOTE** a Memorandum of Understanding (MOU) between the City of Baltimore and AFSCME Council 67 and Local 44.

**AMOUNT OF MONEY AND SOURCE:**

The Department of Finance, Bureau of Budget and Management Research budgeted a 2% across the board wage increase for each fiscal year and a bonus for FY 2016.

**BACKGROUND/EXPLANATION:**

In accordance with the Municipal Employees Relations Ordinance, the Office of the Labor Commissioner has concluded the negotiations with AFSCME Council 67 and Local 44. The results of the negotiations have been reduced to writing in the form of the submitted MOU covering Fiscal Years 2014 - 2016.

**MBE/WBE PARTICIPATION:**

N/A

(The Memorandum of Understanding has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**05/13/2015**

Department of Real Estate - Lease Renewal

**ACTION REQUESTED OF B/E:**

The Board is requested to approve the renewal of a Lease with ABA Health Services, Inc., Tenant, for the rental of approximately 3,780 square feet of space located at 3939 Reisterstown Road, Suite 150, a/k/a Lower Park Heights Multi-purpose Center. The period of the lease renewal is May 1, 2015 through April 30, 2017.

**AMOUNT OF MONEY AND SOURCE:**

	<u>Annual Rent</u>	<u>Monthly Installment</u>
Year 1	\$37,222.76	\$3,101.90
Year 2	\$38,339.44	\$3,194.95

**BACKGROUND/EXPLANATION:**

On May 15, 2013, the Board approved the original lease agreement. The tenant will be responsible for liability insurance, maintenance, janitorial and telephone services for the leased premises. The City will be responsible for the parking area, exterior of the building, all interior common areas, all equipment and systems serving the building, trash and snow removal, and providing for utilities, such as water, gas, and electric.

**AGENDA**

**BOARD OF ESTIMATES**

**05/13/2015**

Department of Housing and - Amendatory Agreement No. 1 to the  
Community Development Community Development Block Grant

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of Amendatory Agreement No. 1 to Community Development Block Grant (Amendatory Agreement No. 1) with sub-grantee, Community Mediation Program, Inc. The period of the Agreement is July 01, 2014 through June 30, 2015.

**AMOUNT OF MONEY AND SOURCE:**

\$0.00 - 2089-208915-5930-425926-603051

**BACKGROUND/EXPLANATION:**

The Amendatory Agreement No. 1 amends the August 27, 2014 agreement with Community Mediation Program, Inc. for their neighborhood mediation program. Community Mediation Program, Inc. has been experiencing a major transition due to the recent termination of the Executive Director. Upon reassessment of the Mediation Coordinator position, it was found that a change should be made to include increased duties thereby causing an increase in salary. The purpose of this Amendatory Agreement No. 1 is to amend the original budget retroactive to January 01, 2015.

The time of performance remains one year beginning July 01, 2014 and ending June 30, 2015. All activities under this agreement will be monitored by the City.

**APPROVED FOR FUNDS BY FINANCE**

**AUDITS NOTED THE AMENDMENT.**

(The Amendatory Agreement No. 1 to Community Development Block Grant has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**05/13/2015**

Department of Housing and - Land Disposition Agreement  
Community Development

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the Land Disposition Agreement with Butler Management, LLC, Developer, for the sale of the City-owned properties located at 711 and 723 E. Chase Street and 1414 E. Biddle Street.

**AMOUNT OF MONEY AND SOURCE:**

\$ 7,100.00 - 711 E. Chase Street  
7,100.00 - 723 E. Chase Street  
1,500.00 - 1414 E. Biddle Street  
**\$15,700.00** - Purchase Price, payable at settlement

**BACKGROUND/EXPLANATION:**

The City will convey all its rights, title, and interest in the properties. The purchase price of the site will be financed through private funds.

The project will consist of the vacant buildings being rehabilitated for re-sale at market rate. The properties are located in the Johnston Square and Oliver Neighborhood, respectively.

The authority to sell the properties at 711 and 723 E. Chase Street is given under Baltimore City Code, Article 13, § 2-7(h), and 1414 E. Biddle Street was journalized and approved for sale on October 18, 2012.

**STATEMENT OF PURPOSE AND RATIONALE FOR SALE BELOW THE VALUE DETERMINED BY THE WAIVER VALUATION PROCESS:**

In accordance with the Waiver Valuation Policy, the DHCD has determined that the properties located at 711 and 723 E. Chase Street to be valued at \$9,000.00 each and are being sold for \$7,100.00 each. The property located at 1414 E. Biddle Street was valued at \$3,500.00 and is being sold for



**AGENDA**

**BOARD OF ESTIMATES**

**05/13/2015**

DHCD - cont'd

\$1,500.00. The properties are in considerably worse condition than many of the comparable properties in the area. The sale of these vacant properties at a price below the waiver valuation price will be a specific benefit to the immediate community, eliminate blight, create jobs during reconstruction and the properties will be returned to the tax rolls.

**MBE/WBE PARTICIPATION:**

The Developer will purchase the properties for a price that is less than \$50,000.00 and will receive no City funds or incentives for the purchase or rehabilitation, therefore, MBE/WBE is not applicable.

(The Land Disposition Agreement has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**05/13/2015**

Department of Housing and - Land Disposition Agreement  
Community Development

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the Land Disposition Agreement with PBC Outreach, Inc. (PBC), Developer, for the sale of the City-owned properties located at 543 W. Lafayette Avenue.

**AMOUNT OF MONEY AND SOURCE:**

\$500.00 - Purchase Price, payable at settlement

**BACKGROUND/EXPLANATION:**

The City will convey all its rights, title, and interest in the properties. The purchase price of the site will be financed through private funds.

The purchase of the vacant lot located at 543 W. Lafayette Avenue in the Upton neighborhood will enhance the developable footprint for PBC's goal of erecting a community center.

The property was journalized and approved for sale on December 22, 2010.

**STATEMENT OF PURPOSE AND RATIONALE FOR SALE BELOW THE VALUE DETERMINED BY THE WAIVER VALUATION PROCESS:**

Not applicable pursuant to the City of Baltimore Appraisal Policy, "unimproved real property with an assessed value of \$2,500.00 or less will not require an appraisal." The vacant lot located at 543 W. Lafayette Avenue is currently assessed by SDAT for \$1,000.00. The vacant lot is being sold for \$500.00.

**AGENDA**

**BOARD OF ESTIMATES**

**05/13/2015**

DHCD - cont'd

**MBE/WBE PARTICIPATION:**

The Developer will not receive any City funds or incentives for the purchase or redevelopment, therefore MBE/WBE is not applicable.

(The Land Disposition Agreement has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**05/13/2015**

Department of Housing and - Land Disposition Agreement  
Community Development

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the Land Disposition Agreement with Our Freedom, LLC, Developer, for the sale of the City-owned property located at 638 N. Carrollton Avenue.

**AMOUNT OF MONEY AND SOURCE:**

\$10,000.00 - Purchase Price, payable at settlement

**BACKGROUND/EXPLANATION:**

The City will convey all its rights, title, and interest in the property. The Developer will use private funds.

The project will involve the rehabilitation of the vacant building which the Developer plans to rehabilitate and establish a rental property. The property is in the Harlem Park neighborhood.

The authority to sell the property is given under Baltimore City Code, Article 13, § 2-7(h) of the Baltimore City Code.

**STATEMENT OF PURPOSE AND RATIONALE FOR SALE BELOW THE VALUE DETERMINED BY THE WAIVER VALUATION PROCESS:**

The statement of purpose and rationale does not apply because the property will be sold above the Waiver Valuation price of \$8,100.00.

**MBE/WBE PARTICIPATION:**

The Developer will purchase the property for a price that is less than \$50,000.00 and will receive no City funds or incentives for the purchase or rehabilitation, therefore, MBE/WBE is not applicable.

(The Land Disposition Agreement has been approved by the Law Department as to form and legal sufficiency.)

**AGENDA**

**BOARD OF ESTIMATES**

**05/13/2015**

Department of Housing and - Land Disposition Agreement  
Community Development

**ACTION REQUESTED OF B/E:**

The Board is requested to approve and authorize execution of the Land Disposition Agreement with Eager Street Development 28, LLC, Developer, for the sale of the City-owned property located at 939 N. Patterson Park Avenue, in the Milton-Montford Neighborhood.

**AMOUNT OF MONEY AND SOURCE:**

\$1,000.00 - Purchase Price

**BACKGROUND/EXPLANATION:**

The purchase price for the property will be publicly financed with Community Legacy Funds (State funding).

The project will consist of the rehabilitation of a vacant property. Once rehabilitated, the property will be sold to a homeowner. The Developer plans to invest between \$130,000.00 to \$140,000.00 in rehabilitation costs.

The City may dispose of the property by virtue of Article II, Section 15 of the Baltimore City Charter (2010 Edition) and Article 13, 2-7(h)(2)(ii)(c) of the City Code.

**STATEMENT OF PURPOSE AND RATIONALE FOR SALE BELOW THE VALUE DETERMINED BY THE WAIVER VALUATION PROCESS:**

The property was priced pursuant to the Appraisal Policy of Baltimore City at \$3,200.00 and the Waiver Valuation Process was used.

The property will be sold for \$1,000.00. The property will be sold to Eager Street Development 28, LLC, below the price determined by the Waiver Valuation Process because of the following factors:

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**BOARD OF ESTIMATES**

**05/13/2015**

DHCD - cont'd

1. the sale and rehabilitation will help to promote a specific benefit to the immediate community,
2. the sale and rehabilitation will continue the elimination of blight, and
3. the sale and rehabilitation will promote economic development through the placement of the subject property on the City's tax rolls.

**MBE/WBE PARTICIPATION:**

The Developer will purchase the property for a price that is less than \$50,000.00 and will receive no City funds or incentives for the purchase or rehabilitation, therefore, MBE/WBE is not applicable.

(The Land Disposition Agreement has been approved by the Law Department as to form and legal sufficiency.)