

NOTICE

PROTESTS

ALL PROTESTS MUST BE RECEIVED NO LATER THAN 12:00 NOON ON TUESDAY, PRECEDING THE BOARD OF ESTIMATES' MEETING.

ALL PROTESTS MUST BE IN WRITING AND STATE:

1. whom you represent,
2. what the issues are, and
3. how the protestant will be harmed by the proposed Board of Estimates' action.

Please submit all protests to Board of Estimates, Attn: Clerk, Room 204 City Hall, 100 N. Holliday Street, Baltimore, Maryland 21202.

BOARD OF ESTIMATES' AGENDA - MAY 19, 2010

BOARDS AND COMMISSIONS

1. Prequalification of Contractors

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

American Contracting & Environmental Services, Inc.	\$	27,144,000.00
BMC Services, LLC	\$	1,500,000.00
Carnes-Hillis Engineering Associates, Inc.	\$	8,000,000.00
Darnell Winkey	\$	1,500,000.00
FiberPlus, Inc.	\$	8,000,000.00
The Fishel Company	\$	266,274,000.00
Frosty Refrigeration Company, Inc.	\$	576,000.00
Furbish Company, LLC	\$	1,500,000.00
J & K Contracting, Inc.	\$	1,500,000.00
London Technologies, LLC	\$	990,000.00
Morgan Contracting, Inc.	\$	84,350,000.00
NTC Mazzuca Contracting, Inc.	\$	2,646,000.00
Southway Builders, Inc.	\$	8,000,000.00
Trenton Contracting Company	\$	1,500,000.00

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:

The Faux Group, Inc.	Landscape Architect
Foundation Test Group, Inc.	Engineer

AGENDA

BOARD OF ESTIMATES

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BOARDS AND COMMISSIONS - cont'd

Greenhorne & O'Mara

Landscape Architect
Engineer
Land Survey
Property Line
Survey

Transcore ITS, LLC

Engineer

Tucker, Young, Jackson, Tull, Inc.

Engineer

AGENDA

BOARD OF ESTIMATES

5/19/10

Dept. of General Services - Minor Privilege Permit Applications

The Board is requested to approve the following applications for a Minor Privilege Permit. The applications are in order as to the Minor Privilege Regulations of the Board and the Building Regulations of Baltimore City.

<u>LOCATION</u>	<u>APPLICANT</u>	<u>PRIVILEGE/SIZE</u>
1. 2509 E. Monument St.	Torres Food Center II, LLC	One single face electric sign 43' x 3'
2. 2515 E. Monument St.	Torres Food Center II, LLC	One single face electric sign 12' x 3'
3. 2519 E. Monument St.	Torres Food Center II, LLC	Two single face electric signs 16' x 3' and 10' x 2'

\$712.00 Annual Charge

There are no objections, since no protests were received.

AGENDA

BOARD OF ESTIMATES

5/19/10

Department of General Services - Right-of-Entry Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a right-of-entry agreement with Mr. Leavy Pearson for the property located at 3919 Bonner Road, Ward 15, Section 25, Block 2752, Lot 28.

AMOUNT OF MONEY AND SOURCE:

N/A

BACKGROUND/EXPLANATION:

The Department is proposing to install a clean out to an existing sanitary sewer line to prevent future backups serving 3919 Bonner Road. The installation is necessary to alleviate back-ups in the property owner's basement. The work is being performed under Sanitary Contract 873, Repair and Replacement of Existing Sanitary Sewers at Various Locations.

APPROVED FOR FUNDS BY FINANCE

(The right-of-entry agreement has been approved by the Law Department as to form and legal sufficiency.)

AGENDA

BOARD OF ESTIMATES

5/19/10

Police Department - Employment Agreement

The Board is requested to approve and authorize execution of the employment agreements. The period of the agreement is effective upon Board approval for one year.

	<u>Name</u>	<u>Hourly Rate</u>	<u>Amount</u>
1.	JANICE M. ANDERSON	\$14.42	\$30,000.00
2.	EUGENE J. CASSIDY	\$14.42	\$30,000.00
3.	LAVINIA M. DAVIS	\$14.42	\$30,000.00
4.	PATRICIA A. D. DAVIS	\$14.42	\$30,000.00
5.	WALTER G. HEUER	\$14.42	\$30,000.00
6.	SHARON M. MARKOV	\$14.42	\$30,000.00
7.	CELIO OLIVERAS, JR.	\$14.42	\$30,000.00
8.	MILTON H. SCHALIZKI, JR.	\$14.42	\$30,000.00
9.	TERRY WILLIAMS	\$14.42	\$30,000.00

Account: 1001-000000-2010-197600-601009

On January 3, 1996, the Board approved a waiver of Administrative Manual Policy AM 212-1, which allowed the Baltimore Police Department to hire retired police officers as contract employees.

The retirees will perform a variety of tasks, previously performed by full-duty police officers, which are supportive in nature. This will allow the Department to continue to assign active police officers to crime fighting duties.

AGENDA

BOARD OF ESTIMATES

5/19/10

Police Dept - cont'd

The retirees will receive no benefits other than workmen's compensation and F.I.C.A.

APPROVED FOR FUNDS BY FINANCE

(The employment agreements have been approved by the Law Department as to form and legal sufficiency.)

AGENDA

BOARD OF ESTIMATES

5/19/10

Mayor's Office of Employment - Agreements
Development (MOED)

The Board is requested to approve and authorize execution of the various agreements.

1. **KELLER PROFESSIONAL SERVICES, INC.** **\$ 51,102.00**

Account: 5000-585510-5750-682205-603051

The organization will provide occupational skills training for unemployed or underemployed or dislocated workers. The participants will learn skills, which qualify them for careers in the hospitality field. The period of the agreement is April 26, 2010 through April 25, 2011.

The agreement is late because of the extended negotiation process.

2. **JOB OPPORTUNITIES TASK FORCE, INC.** **\$113,777.00**

Account: 5000-585510-5750-682005-603051

The organization will provide construction and trade skills training services for unemployed or underemployed, or dislocated workers. The participants will acquire skills, which qualify them for employment in the construction industry. The period of the agreement is May 17, 2010 through May 16, 2011.

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED AND HAD NO OBJECTION.

(The agreements have been approved by the Law Department as to form and legal sufficiency.)

AGENDA

BOARD OF ESTIMATES

5/19/10

Mayor's Office of Employment Development - Grant Award

ACTION REQUESTED OF B/E:

The Board is requested to approve acceptance of a grant award from the Maryland Department of Labor, Licensing and Regulation. The period of the award is July 1, 2009 through June 30, 2011.

AMOUNT OF MONEY AND SOURCE:

\$18,150.00 - 4000-806910-6310-456000-604001

BACKGROUND/EXPLANATION:

This grant award will be used for specific administrative and program costs. The costs are associated with providing eligible youth, adults, and employers with coordinated employment and training activities which include, but are not limited to: labor marketing information, career assessment, specific skills training, job readiness training, prevocational training, other intensive services, and workforce development supportive services. These services are designed to prepare eligible City residents for long-term, gainful employment opportunities in the labor market mainstream and to promote self-sufficiency and economic independence.

The grant award is late because notification of the award was recently received.

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED THE SUBMITTED DOCUMENTATION AND FOUND THAT IT CONFIRMED THE GRANT AWARD.

TRANSFERS OF FUNDS

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The Board is requested to approve
the Transfers of Funds
listed on the following pages:

10 - 15

In accordance with Charter provisions
reports have been requested from the
Planning Commission, the Director
of Finance having reported
favorably thereon.

AGENDA

BOARD OF ESTIMATES

5/19/10

TRANSFER OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
<u>Department of Transportation</u>		
1. \$ 234,437.11	9950-902824-9514	
State	Resurfacing NE JOC-P	
Const. Loan		
291,329.38	9950-902825-9514	
State	Resurfacing NW JOC-Q	
Const. Loan		
238,084.44	9950-903826-9514	
State	Resurfacing JOC-R	
Const. Loan		
116,787.59	9950-904827-9514	
State	Resurfacing SW JOC-S	
Const. Loan		
611,107.94	9950-902828-9514	
State	Resurfacing NE JOC-T	
Const. Loan		
466,850.11	9950-901829-9514	
State	Resurfacing JOC-U	
Const. Loan		
283,516.92	9950-903830-9514	
State	Resurfacing JOC-V	
Const. Loan		
419,583.02	9950-902831-9514	
State	Resurfacing JOC-W	
Const. Loan		
254,353.08	9950-903832-9514	
State	Resurfacing JOC-X	
Const. Loan		
494,908.60	9950-902833-9514	
State	Resurfacing JOC-Y	
Const. Loan		

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BOARD OF ESTIMATES

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TRANSFER OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
<u>Department of Transportation - cont'd</u>		
233,868.53	9950-906834-9514	
State	Resurfacing JOC-Z	
Const. Loan		
1,000,225.56	9950-902835-9514	
State	Resurfacing JOC-AA	
Const. Loan		
766,787.07	9950-905326-9527	
State	Inner Harbor East-	
Const. Loan	Parcel D	
448,655.25	9950-902280-9508	
State	Wilkins Avenue	
Const. Loan		
3,500,000.00	9950-911032-9528	
State	Claremont/Freedom	
Const. Loan	Village	
3,317,665.26	9950-902800-9514	
State	Bond Fund	
Const. Loan		
<u>\$12,678,159.86</u>		
\$ 7,207,825.32	-----	9950-910032-9527
		Claremont Village
1,365,694.37	-----	9950-901595-9514
		Duval Avenue
993,227.49	-----	9950-905139-9527
		Pennsylvania Avenue
1,443,524.51	-----	9950-901169-9527
		Saratoga Street
		Streetscape

AGENDA

BOARD OF ESTIMATES

5/19/10

TRANSFER OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
<u>Department of Transportation - cont'd</u>		
<u>1,667,888.17</u>	-----	9950-904779-9514 Russell Street
\$12,678,159.86		
The transfer will move the State Construction Loan Fund to the various projects.		
2. \$ 7,207,825.32	9950-910032-9527	
MVR	Claremont Village	
1,365,694.37	9950-901595-9514	
MVR	Duval Avenue	
993,227.49	9950-905139-9527	
MVR	Pennsylvania Avenue	
1,443,524.51	9950-901169-9527	
MVR	Saratoga Street Streetscape	
<u>1,667,888.17</u>	9950-904779-9514	
\$12,678,159.86	Russell Street	
\$ 176,769.27	-----	9950-902824-9514 Resurfacing NE JOC-P
173,167.79	-----	9950-902825-9514 Resurfacing NW JOC-Q
190,412.69	-----	9950-903826-9514 Resurfacing JOC-R
100,449.71	-----	9950-904827-9514 Resurfacing SW JOC-S
313,674.68	-----	9950-902828-9514 Resurfacing NE JOC-T

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BOARD OF ESTIMATES

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TRANSFER OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
<u>Department of Transportation - cont'd</u>		
285,362.68	-----	9950-901829-9514 Resurfacing JOC-U
132,400.21	-----	9950-903830-9514 Resurfacing JOC-V
139,325.29	-----	9950-902831-9514 Resurfacing JOC-W
151,755.76	-----	9950-903832-9514 Resurfacing JOC-X
296,760.71	-----	9950-902833-9514 Resurfacing JOC-Y
250,516.82	-----	9950-906834-9514 Resurfacing JOC-Z
612,598.87	-----	950-902835-9514 Resurfacing JOC-AA
766,787.07	-----	9950-905326-9527 Inner Harbor East- Parcel D
448,655.25	-----	9950-902280-9508 Wilkins Avenue - Fulton to Gwynns Falls
600,000.00	-----	9950-904756-9506 Wyman Park Dell Imp
500,000.00	-----	9950-903365-9509 Key Highway
3,500,000.00	-----	9950-911032-9528 Claremont/Freedom Village

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BOARD OF ESTIMATES

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TRANSFER OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
<u>Department of Transportation - cont'd</u>		
750,000.00	-----	9950-904176-9528 Jones Falls Trail - Phase I & II
3,289,523.06	-----	9950-917001-9507 Const. Res. Highways Federal
<u>\$12,678,159.86</u>		

The transfer will move the MVR funds from the accounts which are funded by the State Construction Loan Fund to the various projects and reserve accounts.

Department of Planning

3.	\$ 200,000.00 General Funds	9904-902152-9129 Baltimore City Heritage Area	9904-901152-9127 Baltimore City Heritage Area
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The transfer will provide local support for renovations and upgrades of heritage tourism capital projects, in order to make sites more visitor ready and friendly. The projects are located at various locations within the City.

AGENDA

BOARD OF ESTIMATES

5/19/10

TRANSFER OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
<u>Department of Housing and Community Development</u>		
4. \$ 188,985.62 General Funds	9911-901889-9587 Roof Repair or Replace - Elderly Reserve	9910-904090-9588 Senior Home - Preservation PILOT Program
The transfer will provide funding for DHCD's Senior Home Preservation - PILOT Program. This funding is necessary to assist senior homeowners who would be at risk of losing their homes without the necessary home improvements.		
5. \$ 333,333.34 General Funds Supplemental FY 08	9910-903095-9555 Healthy Neighbor- hoods, Inc.	9910-907036-9588 General Funds Supplemental FY 08 Healthy Neighbor- hoods, Inc. - FY 2010 - Operating Subsidy
583,333.00 29 th CDB	9910-902935-9587 Healthy Neighbor- hoods, Inc. - Reserve	9910-903095-9588 Healthy Neighbor- hoods, Inc. - Loan Match
416,667.00 29 th CDB <u>\$1,333,333.34</u>	9910-902935-9587 Healthy Neighbor- hoods, Inc. - Reserve	9910-916037-9588 Healthy Neighbor- hoods, Inc. - FY 2010 Other - Capital

In Fiscal Year 2010 the Healthy Neighborhoods, Inc. (HNI) was approved to receive \$1,000,000.00 in General Obligation Bonds. These funds will be used to provide a variety of capital initiatives that are part of the Grantee's approved program. The HNI also has operating requirements that require funding with a source of other than bond funds.

RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS

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The Board is requested to
approve award of
the formally advertised contracts
listed on the following pages:

17 - 20

to the low bidder meeting specifications,
or reject bids on those as indicated
for the reasons stated.

In connection with the Transfers of Funds,
reports have been requested
from the Planning Commission,
the Director of Finance having reported favorably
thereon, as required by the provisions
of the City Charter.

AGENDA

BOARD OF ESTIMATES

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RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS

Department of Transportation

1.	TR 10011, Conduit Systems Repairs at Various Locations City-wide JOC	LAI Construction Services, Inc.	\$2,489,206.00
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MBE:	Priority Construction Corp.	\$120,770.00	4.85%
	Machado Construction Co., Inc.	26,850.00	1.08%
	Phipps Construction Contractors, Inc.	<u>26,630.00</u>	<u>1.07%</u>
		\$174,250.00	7.00%

WBE:	The Barbour Group	\$ 74,615.73	3.00%
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MWBOO FOUND VENDOR IN COMPLIANCE.

2. TRANSFER OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
<p>\$2,862,586.90 Other Funds</p>	<p>9962-941002-9563 Constr. Res. Conduit Replacement Program</p>	
<p>\$2,489,206.00</p>	<p>-----</p>	<p>9962-906054-9562-6 Struc. & Improv.</p>
<p>248,920.60</p>	<p>-----</p>	<p>9962-906054-9562-5 Inspection</p>
<p><u>124,460.30</u></p>	<p>-----</p>	<p>9962-906054-9562-2 Contingencies - Conduit System Repairs at Various Locations</p>
<p>\$2,862,586.90</p>		

This transfer will cover the costs associated with the award of TR 10011 to LAI Construction Services, Inc.

AGENDA

BOARD OF ESTIMATES

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RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS

Department of Transportation

3.	TR 10021, City-wide Slab Repair	M. Luis Construction Co., Inc.	\$	228,586.01
	MBE:	Fallsway Construction Co., LLC	\$	5,000.00
		AJO Concrete Construction		30,000.00
				<u>13.12%</u>
				15.31%
	WBE:	Rowen Concrete, Inc.	\$	5,000.00
				2.19%

MWBOO FOUND VENDOR IN COMPLIANCE.

4. TRANSFER OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
\$262,873.91	9950-902496-9509	
State Constr. Loan	Constr. Res. Slab Repairs	
\$228,586.01	-----	9950-906651-9508-6
22,858.60	-----	Struc. & Improv.
		9950-906651-9508-5
		Inspections
11,429.30	-----	9950-906651-9508-2
<u>\$262,873.91</u>		Contingencies -
		Citywide Slab Repairs

This transfer will cover the costs associated with the award of TR 10021 to M. Luis Construction Co., Inc.

AGENDA

BOARD OF ESTIMATES

5/19/10

RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS

Department of Transportation

5.	TR 08316, Const. of CCTV Cameras & Signals Rewiring Citywide JOC	LAI Construction Services, Inc.	\$2,836,003.00
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DBE:	The Barbour Group, Inc.	\$ 85,080.09	3.00%
	Phipps Construction Contractors, Inc.	30,000.00	1.06%
	Priority Construction Corp	27,000.00	0.95%
	Machado Construction Co.	140,124.00	4.94%
	A/C Power, Inc.	256,775.00	9.05%
		<u>\$538,979.09</u>	<u>19.00%</u>

6. TRANSFER OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
\$ 535,122.76 Federal	9950-903045-9512 Traffic Signal Retrofit	
250,000.00 Federal	9950-901046-9512 New Traffic Signals	
272,000.00 Federal	9950-908032-9512 New Traffic Signals	
652,280.69 Federal	9950-905035-9512 Traffic Signals and System Integration	
<u>\$1,709,403.45</u>	-----	9950-904053-9512-6 Structure and Improvements Constr. of CCTV Cameras & Signals Rewiring Citywide JOC

This transfer will fund the shortage in the account for the award of the contract No. TR 08316 assigned to LAI Construction Services, Inc.

AGENDA

BOARD OF ESTIMATES

5/19/10

RECOMMENDATIONS FOR CONTRACT AWARDS/REJECTIONS

Bureau of Purchases

- | | | | |
|----|---------------------------------------------------|-------------------------------------------------------|-------------|
| 7. | B50001403, Various
Waterworks Repair
Parts | <u>1st Call</u>
HD Supply, Inc. | \$25,000.00 |
| | | <u>2nd Call</u>
L/B Water Service, Inc. | |
| 8. | B50001420, Steel
Pipes, Valves and
Fittings | Ferguson Enterprises,
Inc. | \$80,000.00 |

MWBOO GRANTED A WAIVER.

AGENDA

BOARD OF ESTIMATES

5/19/10

OPTIONS/CONDEMNATION/QUICK-TAKES:

	<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
<u>Dept. of Housing and Community Development (DHCD) - Options</u>				
1.	Deborah C. Kane and Howard Kane (deceased)	2039 E. Eager St.	F/S	\$ 9,900.00
2.	Barbara Scott- Glenn	1810 E. Chase St.	L/H	\$39,666.00
3.	LKW Real Estate, Inc.	1741 Ellsworth St.	L/H	\$19,700.00
4.	Sonya S. Edwards	1727 E. Preston	F/S	\$20,200.00
5.	Olga R. Mitchell	1745 E. Preston St.	F/S	\$71,100.00

Funds are available in State Funds, account 9910-906416-9588-900000-704040, EBDI Project, Phase II.

6.	Linda T. Lapidus	2202 N. Calvert St.	G/R \$144.00	\$1,200.00
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Funds will be transferred prior to settlement into account no. 9912-910713-9591-900000-704040, Barclay Project.

7.	Joseph Barksdale	3303 Virginia Avenue	F/S	\$21,560.00
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Funds are available in account 9910-903187-9588-900000-704040, Park Heights Project.

In the event that the option agreement/s fail and settlement cannot be achieved, the Department requests the Board's approval to purchase the interest in the above property/ies by condemnation proceedings for an amount equal to or lesser than the option amount.

AGENDA

BOARD OF ESTIMATES

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OPTIONS/CONDEMNATION/QUICK-TAKES:

<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
<u>Dept. of Housing and Community Development (DHCD) - Options</u>			
8. Eutaw Place, LLC	516 Robert St.	G/R \$60.00	\$ 400.00
9. Fieldcrest Limited Partnership	2110 Etting St.	G/R \$36.00	\$ 240.00

Funds are available in account 9910-907079-9588-900000-704040, Scattered Site Ground Rent Acquisition Project.

The interest in these properties will be consolidated with the current City-owned leasehold interests to form a fee simple interest for future redevelopment of the properties. In the alternative, should there be a failure to fully execute the sales agreement, the Department will cancel the acquisition.

DHCD - Condemnations

10. Emil Development Corporation	2003 E. Eager St.	Sub-G/R \$120.00	\$ 675.00
11. Pernetta G. Mosby	2037 E. Eager St.	L/H	\$ 8,117.00
12. Greg Murad	1731 E. Biddle St.	L/H	\$57,650.00
13. Tyrone Sykes and Helen Sykes	920 N. Chester St.	L/H	\$ 7,620.00

Funds are available in account 9910-906416-9588-900000-704040, EBDI Project, Phase II.

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BOARD OF ESTIMATES

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OPTIONS/CONDEMNATION/QUICK-TAKES:

<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
<u>DHCD - Condemnations - cont'd</u>			
The Board is requested to approve acquisition of the ground rent interest by condemnation, or in the alternative may, SUBJECT to the prior approval of the Board, make application to the Maryland Department of Assessments and Taxation to redeem or extinguish the ground rent interest for the following properties:			
14. Sanford Schwartz	925 E. Preston St.	G/R	\$ 600.00
			\$90.00
Funds are available in account 9990-907714-9593-900000-704040, Preston Street RFP Project.			
15. Chesapeake Life Insurance Co.	3115 Virginia Ave.	G/R	\$ 600.00
			\$90.00
Funds are available in account 9910-903187-9588-900000-704040, Park Heights Site.			

DHCD - Condemnation - Rescission and Approval

16. Northeastern Bohemian Savings and Loan Association, Inc., known as Madison and Bradford Savings and Loan Association	2765 Tivoly Ave.	G/R	\$ 825.00
			\$90.00
Funds are available in Account No. 9990-908326-9593-900001-704040, Coldstream Homestead Montebello Project.			

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BOARD OF ESTIMATES

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OPTIONS/CONDEMNATION/QUICK-TAKES:

<u>Owner(s)</u>	<u>Property</u>	<u>Interest</u>	<u>Amount</u>
<u>DHCD - Condemnation - Rescission and Approval - cont'd</u>			

On January 27, 2010, the Board approved the acquisition by condemnation and quick-take of the ground rent interest in 2765 Tivoly Avenue in the amount of \$600.00. Northeastern Bohemian Savings and Loan Association, Inc., known as Madison and Bradford Savings and Loan Association was the owner. Since the original approval, the owner has agreed to the negotiated price and would like to proceed with the voluntary settlement. The Board is requested to rescind its prior approval and approve the purchase of the fee simple interest in 2765 Tivoly Avenue in the amount of \$825.00.

In the event that the option agreement fails and settlement cannot be achieved, the Department requests the Board's approval to purchase the interest in the above property by condemnation proceedings for an amount equal to or lesser than the option amount.

Department of Law - Payment of Settlement

17.	4 th Baltimore Acquisition, LLC (previous owner)	2205 Ashland Ave.	L/H	\$ 2,900.00
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On December 24, 2008, the Board approved the acquisition of the leasehold interest in 2205 Ashland Ave., by condemnation, in the amount of \$27,100.00. The owner requested \$60,000.00 for the property. The parties agreed to settle the condemnation suit for \$30,000.00. Therefore, the Board is requested to approve payment of the settlement balance in the amount of \$2,900.00 into the Circuit Court for Baltimore City.

Funds are available in Account No. 9910-906416-9588-900000-704040.

AGENDA

BOARD OF ESTIMATES

5/19/10

Department of Recreation - Right-of-Entry Agreement
And Parks

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a right-of-entry agreement with the Reservoir Hill Improvement Council (RHIC). The period of the agreement is effective upon Board approval for two months, unless terminated sooner.

AMOUNT OF MONEY AND SOURCE:

N/A

BACKGROUND/EXPLANATION:

The RHIC is a non-profit community organization that has received a grant from Healthy Neighborhoods, Inc. and has hired a contractor to fabricate and install a neighborhood sign on the Druid Park Drive - Eutaw median. The agreement will grant right-of-entry to the RHIC and its contractors to install the sign.

(The right-of-entry agreement has been approved by the Law Department as to form and legal sufficiency.)

AGENDA

BOARD OF ESTIMATES

5/19/10

Department of Recreation and Parks - Right-of-Entry Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a right-of-entry agreement with the Brooklyn and Curtis Bay Coalition, Inc. (Coalition). The period of the agreement is effective upon Board approval for two months, unless terminated sooner.

AMOUNT OF MONEY AND SOURCE:

N/A

BACKGROUND/EXPLANATION:

The Coalition is a 501 (c) (3) organization that was established to advance the community improvement/neighborhood revitalization agenda for the Brooklyn and Curtis Bay community.

The Coalition received a grant from Healthy Neighborhoods, Inc. to construct a skateboard park in Curtis Bay Park. The Department of Recreation and Parks will perform the concrete/prep work required to build the skateboard park, through its on-call contractor. The execution of this agreement will allow the Coalition's contractor access to the park to complete the construction of the project.

(The right-of-entry agreement has been approved by the Law Department as to form and legal sufficiency.)

AGENDA

BOARD OF ESTIMATES

5/19/10

Department of Communication Services - Amendment to MICTA
- Municipal Telephone Exchange Participation Agreement

ACTION REQUESTED OF BOARD OF ESTIMATES

The Board is requested to approve and authorize execution of an amendment to the MICTA participation agreement with Verizon Business Network Services, Inc. (Verizon). The Board is also requested to authorize payment by Expenditure Authorization.

AMOUNT OF MONEY AND SOURCE OF FUNDS

The costs for services were projected in the Centrex contract with Verizon. The costs will be charged to agency accounts, subject to budget approval.

BACKGROUND AND EXPLANATION

As a result of the merger between MCI Communication Services, Inc. (MCI) and Verizon, some services and/or upgrades to services which were in the past provided under the City's contract with Verizon for Centrex, now must be procured through Verizon on behalf of MCI. On April 1, 2009, the Board approved the MICTA Participation contract. This amendment to agreement will allow the City to add services provided through the MCI division of Verizon for the Fugitive Safe Surrender (FSS) Initiative.

During the week of June 13 - 19, 2010 the FSS will encourage persons wanted for non-violent felony or misdemeanor crimes to voluntarily surrender to the law in a faith based or neutral setting and have their outstanding criminal cases adjudicated on-site over a four-day period.

This amendment provides for the installation of telecommunication services for the FSS.

(The amendment to the MICTA participation agreement has been approved by the Law Department as to form and legal sufficiency.)

AGENDA

BOARD OF ESTIMATES

5/19/10

Department of Transportation - Preliminary Engineering Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a preliminary engineering agreement with the National Railroad Passenger Corporation (Amtrak).

AMOUNT OF MONEY AND SOURCE:

\$138,772.00 - 9950-901941-9508

BACKGROUND/EXPLANATION:

Amtrak operates intercity passenger rail service over its tracks on the northeast corridor, which extends between New York City and Washington, D.C. The City proposes to reconstruct Lafayette Avenue Highway Bridge (referred to by Amtrak as O.H. Bridge 98.10) in Baltimore City. Amtrak will perform the following services for the City: review of the City plans, drawings, specifications and schedules; attend meetings; and provide services required for the protection of railroad traffic, such as flagging, controlled power outages and/or track outages. In addition, Amtrak will prepare cost estimates for force account work during construction and perform environmental reviews, if necessary.

APPROVED FOR FUNDS BY FINANCE

(The preliminary engineering agreement has been approved by the Law Department as to form and legal sufficiency.)

EXTRA WORK ORDER AND TRANSFER OF FUNDS

* * * * *

The Board is requested to approve the

Extra Work Orders

as listed on the following pages:

30 - 31

The EWOs have been reviewed and approved

by the Department of

Audits, CORC, and MWBOO

unless otherwise indicated.

In connection with the Transfers of Funds,
pursuant to Charter provisions, reports have

been requested from the Planning

Commission, the Director of Finance

having reported favorably thereon.

AGENDA

BOARD OF ESTIMATES

5/19/10

EXTRA WORK ORDERS

Contract	Prev. Apprvd.		Time	%
<u>Awd. Amt.</u>	<u>Extra Work</u>	<u>Contractor</u>	<u>Ext.</u>	<u>Compl.</u>

Department of Transportation

1. EWO #001, \$75,512.50 - TR 09013, Resurfacing Highways @ Various Locations Northeast (JOC EE)

\$1,243,654.00 - P. Flanigan & Sons, Inc. - -

2. TRANSFER OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
\$ 75,512.50	9950-901762-9514	9950-902780-9514-2
Others	Resurfacing NE-Sector I	Contingencies Resurfacing Highways-JOC EE

This transfer will provide funds to cover the costs associated with Change Order No. 1 for Project TR 09013-JOC-EE to P. Flanigan & Sons, Inc.

3. EWO # 002, \$207,922.83 - TR 05009, Saratoga Street Streetscape from Eutaw Street to Saint Paul Street

\$1,629,801.40 \$15,529.21 M. Luis Construction Co., Inc. - -

4. TRANSFER OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
\$125,000.00	9950-902169-9528	9950-901169-9527-2
MVR	Constr. Res. Saratoga St. Streetscape	Contingencies Saratoga St. Streetscape

This transfer will provide funds to cover the costs associated with Change Order No. 2 for Project TR 05009 to M. Luis Construction Co., Inc.

AGENDA

BOARD OF ESTIMATES

5/19/10

EXTRA WORK ORDERS

<u>Contract</u>	<u>Prev. Apprvd.</u>	<u>Contractor</u>	<u>Time</u>	<u>%</u>
<u>Awd. Amt.</u>	<u>Extra Work</u>		<u>Ext.</u>	<u>Compl.</u>

Department of Transportation - cont'd

- | | | | | |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------------|-----|
| 5. | EWO #003, \$550,638.43 - TR 05315, Rehabilitation of Northern Parkway from Park Heights Avenue to Falls Road | | | |
| | \$ 6,584,427.40 | \$ 38,353.04 | M. Luis Construc- | - - |
| | | | tion Co., Inc. | |
| | | | | |
| 6. | EWO #004, \$67,485.12 - TR 07012, Resurfacing Belair Road from Moravia Road to Frankford Avenue and Saint Paul Street from Charles Street to 39 th Street - JOC-T | | | |
| | \$ 1,369,483.6 | \$ 648,963.47 | P. Flanigan & | - - |
| | | | Sons, Inc. | |

Bureau of Solid Waste

- | | | | | |
|----|-----------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------|-------|
| 7. | EWO #017, \$172,558.67 - S.W.C. 06010 - Construction of Cell 6, Phase II, Stage 3 and Site Improvements at the Quarantine Road Landfill | | | |
| | \$12,997,777.00 | \$3,744,537.59 | American Infra- | 0 100 |
| | | | structure, Inc. | |
| | | | | |
| 8. | EWO #019, \$74,765.00 - S.W.C. 06010 - Construction of Cell 6, Phase II, Stage 3 and Site Improvements at the Quarantine Road Landfill | | | |
| | \$12,997,777.00 | \$4,002,011.26 | American Infra- | 0 100 |
| | | | structure, Inc. | |

AGENDA

BOARD OF ESTIMATES

5/19/10

Bureau of Water and Wastewater - Task Assignment

ACTION REQUESTED OF B/E:

The Board is requested to approve the assignment of Task No. 005 under Project No. 1084P, On-Call Gwynns Falls Watershed Stormwater Quantity Analysis to PB Americas, Inc.

AMOUNT OF MONEY AND SOURCE:

\$135,416.65 - 9958-906311-9525-900020-703032

BACKGROUND/EXPLANATION:

The National Pollutant Discharge Elimination System Permit for Stormwater requires the City to study watersheds and open channels and to identify opportunities to reduce stormwater pollution using state-of-the-art methods.

The Department of Public Works has requested PB Americas, Inc. to provide technical services for the Gwynns Falls stormwater quantity analysis. This hydrologic analysis is a pilot project to evaluate the feasibility of establishing a hydrologic basis for supporting the stormwater quantity criteria as part of the City's new stormwater management program.

AUDITS REVIEWED AND FOUND THE BASIS FOR COMPENSATION CONSISTENT WITH CITY POLICY.

TRANSFER OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
\$100,000.00	9958-907311-9526	9958-906311-9525-3
MVR	Constr. Res. Herring Run Pollution Control	Engineering

AGENDA

BOARD OF ESTIMATES

5/19/10

BW&WW - cont'd

This transfer will provide funds, to cover costs associated with task no. 005 to PB Americas, Inc. for the study of watersheds and open channels to identify opportunities to reduce stormwater pollution using state-of-the-art methods.

(In accordance with Charter requirements, a report has been requested from the Planning Commission, the Director of Finance having reported favorably thereon.)

AGENDA

BOARD OF ESTIMATES

5/19/10

Bureau of Water and Wastewater - Task Assignment

ACTION REQUESTED OF B/E:

The Board is requested to approve the assignment of Task No. 003 under Project No. 1076, Provide Engineering and Inspection Assistance to EA Engineering, Science and Technology.

AMOUNT OF MONEY AND SOURCE:

\$104,507.38 - 9960-909700-9557-900020-705032
119,437.01 - 9956-904561-9551-900020-705032
74,648.12 - 9956-903341-9551-900020-705032
\$298,592.51

BACKGROUND/EXPLANATION:

EA Engineering, Science and Technology will provide engineering and inspection assistance for ongoing projects assigned to the Bureau of Water and Wastewater, Construction Management Division.

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED AND FOUND THE BASIS FOR COMPENSATION CONSISTENT WITH CITY POLICY.

AGENDA

BOARD OF ESTIMATES

5/19/10

DHCD/Baltimore Homeless - cont'd

This agreement will reimburse the organization for a portion of its staff costs and other support services provided to the program participants and for a portion of the costs to maintain the scattered site units, which provide housing for clients. Services include, but are not limited to in-depth intake assessment of the conditions, which lead to homelessness, and initial determination of the client's current needs and strengths. An Individual Service Plan will be developed, which will specify long-term and short-term goals, the methods to be used to achieve the goals and a timetable for attainment of the goals. Clients will be referred as needed for counseling, and assistance in the area of benefits and entitlement, health care, legal assistance, etc. The period of the agreement is August 1, 2010 through July 31, 2011.

3. THE WOMEN'S HOUSING COALITION, INC. \$44,298.00

Account: 4000-496211-3570-591435-603051

The organization will provide housing and supportive services to participants in the Supportive Housing Program. The organization will serve approximately nine homeless, very low-income single women or women with children who are homeless because of chronic substance abuse and/or chronic mental illness. Housing will be provided in efficiency, one or two bedroom apartments depending on the status (single woman or family) and household size. The period of the agreement is January 1, 2011 through December 31, 2011.

AGENDA

BOARD OF ESTIMATES

5/19/10

DHCD/Baltimore Homeless - cont'd

4. JOBS, HOUSING & RECOVERY, INC. \$208,930.00

Account: 4000-496211-3570-591458-603051

The organization will hire staff to maintain and operate a 29 unit transitional housing program located at 3500 Clifton Avenue and provide stable housing and supportive services to approximately 29 homeless men who are chronic substance abusers and assist them in obtaining and maintaining permanent housing. The goal of the program will be to assist the clients to achieve and maintain economic, residential and emotional stability. The period of the agreement is January 1, 2011 through December 31, 2011.

5. MARIAN HOUSE, INC. \$67,609.00

Account: 4000-496210-3570-591419-603051

The organization will provide comprehensive supportive services to 15 formerly homeless women and their families when applicable in the form of a goal oriented program of personal counseling and education/employment assistance. The period of the agreement is September 1, 2009 through August 31, 2010.

The request is late because of a delay at the administrative level.

6. MARIAN HOUSE, INC. \$67,609.00

Account: 4000-496211-3570-591419-603051

The organization will provide comprehensive supportive services to 15 formerly homeless women and their families when applicable in the form of a goal oriented program of personal counseling and education/employment assistance. The period of the agreement is September 1, 2010 through August 31, 2011.

AGENDA

BOARD OF ESTIMATES

5/19/10

DHCD/Baltimore Homeless - cont'd

MWBOO GRANTED A WAIVER.

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED AND HAD NO OBJECTION.

(The grant agreements have been approved by the Law Department as to form and legal sufficiency.)

AGENDA

BOARD OF ESTIMATES

5/19/10

Department of Housing and - Pre-Development Grant
Community Development

ACTION REQUESTED OF B/E:

The Board is requested to approve a pre-development grant for the Govans Ecumenical Development Corporation (GEDCO). The Board is further requested to authorize the Commissioner of the Department of Housing and Community Development to execute any and all legal documents to effectuate this transaction subject to review and approval by the Law Department.

AMOUNT OF MONEY AND SOURCE:

\$500,000.00 - 9910-907340-9588

BACKGROUND/EXPLANATION:

The pre-development grant will be used to assist with certain upfront soft costs associated with the new construction of The Green House® Residences at Stadium Place (the project).

GEDCO is the sole member of Stadium Place, Inc., the Master Developer of Stadium Place. This is a major redevelopment project on the site of the former Memorial Stadium in the northeast section of the City. The Stadium Place community, located at 1010 East 33rd Street, currently includes 340 subsidized apartments in four buildings, a community-built playground, a full-service YMCA, the Thanksgiving Place Entry Plaza, and a variety of supportive services to assist older adults in living active lives in the community.

The proposed development will consist of the new construction of a state-of-the art long-term care facility known as The Green House® Residences at Stadium Place.

Created by the Robert Wood Johnson Foundation, the Green House® approach is a new non-institutional caregiving model that reinvents the experience of long-term care for the elderly. The elders will receive needed assistance and care in small homes that meet all required State and Federal regulatory and reimbursement criteria for licensure as skilled nursing facilities.

AGENDA

BOARD OF ESTIMATES

5/19/10

DHCD - cont'd

The Green House® model combines small homes with a full-range of personal care and clinical services. Under The Green House® model, each operation and design element is crafted to deinstitutionalize skilled long-term care and return control, dignity, and a sense of well-being to residents, their families, and direct care staff. As of September 2009, the National Green House® Replication Initiative is active in 26 states.

The project will be the first Green House® in the State of Maryland and will consist of the new construction of a four-story structure consisting of approximately 40,600 square feet. Once completed, the Green House® model will provide long-term care for 49 elderly citizens as part of the full continuum of care being created by GEDCO at Stadium Place to allow "aging in the community".

The project will benefit low-income individuals with incomes that are at or below 60% of the Area Median Income, adjusted for family size. It is expected that 60% of the beds will be reserved for individuals with Medicaid eligibility. The project will also house the new headquarters of GEDCO.

Upon final completion, the project is expected to cost approximately \$12,000,000.00, including hard and soft costs and operational reserves.

The DHCD bond funds will be structured as a three-year unsecured grant. If an event of default occurs within this three-year period, the grant will be repaid together with interest accruing at the prime rate of interest declared by the Wall Street Journal, plus 4%. An event of default during the period of obligation would be any of the following:

- (i) failure to complete construction of the facility within 36 months of the Board's approval;
- (ii) the refinancing, sale, transfer, conveyance or any encumbrance of the project or portion thereof without written consent of the Department; and
- (iii) a default under the grant agreement beyond a reasonable cure period.

AGENDA

BOARD OF ESTIMATES

5/19/10

DHCD - cont'd

MBE/WBE PARTICIPATION:

Article 5, subtitle of the Baltimore City Code Minority and Women's Business Program is fully applicable and no request for a waiver or exception has been made.

THE DIRECTOR OF FINANCE REVIEWED AND RECOMMENDED APPROVAL.

TRANSFER OF FUNDS

<u>AMOUNT</u>	<u>FROM ACCOUNT/S</u>	<u>TO ACCOUNT/S</u>
\$500,000.00	9910-901954-9587	9910-907340-9588
29 th CDB	The Green House® at	The Green House® at
FY 2010	Stadium Place	Stadium Place
	Reserve	

This transfer will provide funding to assist with upfront costs associated with the new construction of The Green House® Residences at Stadium Place.

(In accordance with Charter requirements, a report has been requested from the Planning Commission, the Director of Finance having reported favorably thereon.)

AGENDA

BOARD OF ESTIMATES

5/19/10

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 Tyhaijack Investments, LLC, developer, for the sale of the properties located at 2024, 2025, 2026 and 2028 Etting Street.

AMOUNT OF MONEY AND SOURCE:

\$ 4,000.00	- 2024 Etting Street
4,000.00	- 2025 Etting Street
3,500.00	- 2026 Etting Street
<u>3,500.00</u>	- 2028 Etting Street
\$15,000.00	- Purchase price

BACKGROUND/EXPLANATION:

The City will convey all its rights, title and interest in the above referenced properties to the developer.

A good faith deposit of \$4,000.00 has been received from the developer. The balance in the amount of \$11,000.00 will be paid at the time of settlement. The properties appraised for \$7,800.00 each for a total amount \$31,200.00.

The properties will be converted into single-family homes for homeownership and affordable rental units. The developer will invest approximately \$64,955.00 for each property. The developer has provided a support letter from the Druid Heights Community Development Corporation.

The sale of these properties once developed could generate \$1,263.00 in real estate property taxes to the City of Baltimore. Once transferred and redeveloped the properties will be active on the tax rolls of Baltimore City thereby preventing tax abandonment.

DHCD - cont'd

STATEMENT OF PURPOSE AND RATIONALE FOR SALE BELOW THE APPRAISED VALUE:

Due to the conditions of the properties and structural deterioration which occurred subsequent to the appraisal, it is necessary to reduce the purchase price. Several of these homes were boarded and vacant and deemed unsafe to enter. In addition, it would eliminate blight and establish a specific benefit to the immediate community.

MBE/WBE PARTICIPATION:

This project is not subject to the terms of the Minority and Women's Business Enterprise Program of the City of Baltimore because the City's contribution is under \$25,000.00.

(The land disposition agreement has been approved by the Law Department as to form and legal sufficiency.)

AGENDA

BOARD OF ESTIMATES

5/19/10

Department of Housing and - Agreement
Community Development

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of an agreement with the Reservoir Hill Improvement Council, Inc. (sub-grantee). The period of the agreement is November 1, 2009 through October 31, 2010.

AMOUNT OF MONEY AND SOURCE:

\$ 41,900.00 - 2089-208910-5930-428003-603051
20,400.00 - 2089-208910-5930-428026-603051
22,500.00 - 2089-208910-5930-428026-603051
8,100.00 - 2089-208910-5930-428076-603051
20,000.00 - 2089-208910-5930-428081-603051
26,500.00 - 2089-208910-5930-428083-603051
\$139,400.00

BACKGROUND/EXPLANATION:

The Reservoir Hill Improvement Council, Inc. will provide residents with information regarding activities in the community, continue public safety and sanitation efforts, and provide quarterly workshops. In addition, the sub-grantee will provide one-on-one housing counseling services, carry out greening projects to provide community lots as gardens, and educate residents on creating back yard gardens. Under the terms of this agreement, the funds will be used to subsidize the sub-grantee's staff and operating costs.

On May 13, 2009, the Board approved the Resolution authorizing the Commissioner of the Department of Housing and Community Development (DHCD), on behalf of the Mayor and City Council, to file a Federal FY 2009 Annual Action Plan for the following formula programs:

1. Community Development Block Grant (CDBG)
2. HOME Investment Partnership Act (HOME)
3. Emergency Shelter Grant Program (ESG)
4. Housing Opportunity for People with AIDS (HOPWA)

AGENDA

BOARD OF ESTIMATES

5/19/10

DHCD - cont'd

The DHCD began negotiating and processing the CDBG agreements effective July 1, 2009 and beyond, as outlined in the Plan, pending approval of the Resolution. Consequently, the agreement was delayed due to final negotiations and processing.

MWBOO GRANTED A WAIVER.

APPROVED FOR FUNDS BY FINANCE

AUDITS REVIEWED AND HAD NO OBJECTION.

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

AGENDA

BOARD OF ESTIMATES

5/19/10

Department of Housing and Community Development (DHCD) - Acquisition by Gift

ACTION REQUESTED OF B/E:

The Board is requested to approve the acquisition of the fee simple interest in the property located at 1912 N. Rose Street as a gift from Mr. Thomas E. Darchicourt and Ms. April D. Darchicourt **SUBJECT** to outstanding municipal liens except water bills.

AMOUNT OF MONEY AND SOURCE:

Mr. Darchicourt and Ms. Darchicourt will pay for title work and settlement costs, not to exceed \$600.00.

BACKGROUND/EXPLANATION:

The DHCD's Land Resources Division strategically acquires and manages vacant or abandoned properties, ultimately enabling these properties to be returned to productive use and improving Baltimore's neighborhoods.

Mr. Darchicourt and Ms. Darchicourt have offered to donate to the City title to the property located at 1912 N. Rose Street. The City will receive clear and marketable title to the property **SUBJECT** to certain municipal liens. Acceptance of this donation is less costly than acquiring the property by tax sale foreclosure or eminent domain. The liens for 1912 N. Rose Street are itemized as follows:

Cumulative Real Property Taxes 2007-2010
1912 N. Rose Street

Total Tax	\$ 1,460.90
Interest/Penalties	0.00
Other	0.00
Tax Sale Interest	0.00
Miscellaneous Bills	1,284.10
Metered Water Account	
Tax Sale	0.00
Rental Registration	0.00
Total Municipal Liens	<u>\$ 2,745.00</u>

The municipal liens, other than water bills, will be administratively abated after settlement.

AGENDA

BOARD OF ESTIMATES

5/19/10

Department of Housing and - Acquisition by Gift
Community Development

ACTION REQUESTED OF B/E:

The Board is requested to approve the acquisition of the fee simple interest in the property located at 1821 N. Wolfe Street by gift from Mr. James Sampson, **SUBJECT** to all municipal liens, except for water bills.

AMOUNT OF MONEY AND SOURCE:

Mr. Sampson will pay for any title work, and all associated settlement costs, not to exceed \$600.00.

BACKGROUND/EXPLANATION:

The DHCD's Land Resources Division strategically acquires and manages vacant or abandoned properties, ultimately enabling these properties to be returned to productive use and improving Baltimore's neighborhoods.

Mr. Sampson has offered to donate to the City, the title to his property at 1821 N. Wolfe Street. The City will receive clear and marketable title to the property **SUBJECT** only to certain City liens. Mr. Sampson will pay all municipal bills up through the date of settlement. Acceptance of this donation is less costly than acquiring the property by tax sale foreclosure or eminent domain. The liens for 1821 N. Wolfe Street are itemized as follows:

Cumulative Real Property Taxes 2009-2010	
1821 N. Wolfe Street	
Property Taxes 2009-2010	\$ 385.56
Interest/Penalties	0.00
Other	0.00
Tax Sale Interest	0.00
Miscellaneous Bills	1,350.04
Metered Water (Tax Sale)	0.00
Rental Registration	0.00
Total Municipal Liens	<u>\$1,735.60</u>

The municipal liens, other than water bills, will be administratively abated after settlement.

AGENDA

BOARD OF ESTIMATES

5/19/10

Department of Housing and Community Development (DHCD) - Acquisition by Gift

ACTION REQUESTED OF B/E:

The Board is requested to approve the acquisition of the leasehold interest in the property located at 2312 E. Biddle Street as a gift from Mr. John Keane, authorized agent for 2312 East Biddle Street, Inc., **SUBJECT** to outstanding municipal liens, except for water bills.

AMOUNT OF MONEY AND SOURCE:

Mr. Keane will pay for any title work and settlement costs, not to exceed \$600.00.

BACKGROUND/EXPLANATION:

The DHCD's Land Resources Division strategically acquires and manages vacant or abandoned properties, ultimately enabling these properties to be returned to productive use and improving Baltimore's neighborhoods.

Mr. Keane has offered to donate to the City title to the property located at 2312 E. Biddle Street. The City will receive clear and marketable title to the property subject only to certain municipal liens. The City will receive clear and marketable title to the property **SUBJECT** only to certain City liens. Mr. Keane will pay all municipal bills up through the date of settlement. Acceptance of this donation is less costly than acquiring the property by tax sale foreclosure or eminent domain. The liens for 2312 E. Biddle Street are itemized as follows:

Cumulative Real Property Taxes 2009-2010
2312 E. Biddle Street

Total Tax	\$ 23.80
Interest/Penalties	.00
Other	.00
Tax Sale Interest	.00
Miscellaneous Bills	9,609.35
Metered Water Account	
Tax Sale	.00
Rental Registration	.00
Total Municipal Liens	\$9,633.15

The municipal liens, other than water bills, will be administratively abated after settlement.

AGENDA

BOARD OF ESTIMATES

5/19/10

Department of Housing and Community Development (DHCD) - Acquisitions by Gift

ACTION REQUESTED OF B/E:

The Board is requested to approve the acquisition of the leasehold interests in the properties at 1929 and 1932 Perlman Place, as gifts from Ms. Sabrina Johnson, authorized agent of Earthway Properties, **SUBJECT** to certain municipal liens, except for water bills.

AMOUNT OF MONEY AND SOURCE:

\$1,200.00 - 9910-9588-908087-000000-704044

The City agrees to pay for any title work and all associated settlement costs, not to exceed \$1,200.00.

BACKGROUND/EXPLANATION:

The DHCD's Land Resources Division strategically acquires and manages vacant or abandoned properties, ultimately enabling these properties to be returned to productive use and improving Baltimore's neighborhoods.

Ms. Johnson has offered to donate to the City, title to the properties located at 1929 and 1932 Perlman Place. The City will receive clear and marketable title to the properties, **SUBJECT** only to certain municipal liens. The purpose of this donation is to support the whole block demolition of the 1900 block of Perlman Place. The City has agreed to pay for all title work and associated settlements. Acceptance these donations is less costly than acquiring the properties by tax sale foreclosure or eminent domain. The liens total approximately \$2,054.81. The liens for 1929 and 1932 Perlman Place are itemized as follows:

Cumulative Real Property Taxes 2009-2010
1929 Perlman Place

Total Tax	\$ 791.08
Interest/Penalties	0.00
Other	0.00
Tax Sale Interest	0.00
Miscellaneous Bills	418.86
Metered Water (Tax Sale)	0.00
Rental Registration	124.20
Total Municipal Liens	\$ 1,334.14

AGENDA

BOARD OF ESTIMATES

5/19/10

DHCD - cont'd

Cumulative Real Property Taxes 2009-2010
1932 Perlman Place

Total Tax	\$ 92.73
Interest/Penalties	0.00
Other	0.00
Tax Sale Interest	0.00
Miscellaneous Bills	593.74
Metered Water (Tax Sale)	0.00
Rental Registration	<u>34.20</u>
Total Municipal Liens	\$720.67

The municipal liens for 1929 and 1932 Perlman Place, other than water bills, will be administratively abated after settlement.

AGENDA

BOARD OF ESTIMATES

5/19/10

Department of Finance - Insurance Renewal
Office of Risk Management

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize the renewal of the flood insurance policy with Harleysville Mutual Insurance Co. for the property known as 805 S. Caroline Street. The period of the policy renewal is June 22, 2010 through June 21, 2011.

AMOUNT OF MONEY AND SOURCE:

\$17,691.00 - 2043-000000-1450-162900-063014

BACKGROUND/EXPLANATION:

On September 13, 2003, heavy rain from Hurricane Isabel caused flooding and inundated the Caroline Street Parking Garage with 3' of flood water. A claim was made with FEMA. Public Assistance and reimbursement were approved. The distribution of FEMA Public Assistance is contingent upon securing and maintaining flood coverage.

APPROVED FOR FUNDS BY FINANCE

AGENDA

BOARD OF ESTIMATES

5/19/10

TRAVEL REQUESTS

<u>Name</u>	<u>To Attend</u>	<u>Fund Source</u>	<u>Amount</u>
<u>Health Department</u>			
1. Eric T. Lomboy	2010 HUD Program Manager Training School Memphis, TN June 1 - 4, 2010	HUD	\$994.54

Department of Public Works

2. Phillip Chery	EEOC Training for New Investigators Washington, D.C. June 21 - 25, 2010 (Reg. \$975.00)	General Funds	\$975.00
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On April 14, 2010 the Board approved the original travel request for Mr. Chery to attend this training on May 10 - 14, 2010 in the amount of \$975.00. Mr. Chery was unable to attend the training because the training class was full. The Board is requested to rescind the prior approval and approve the current request in the same amount to accommodate the change in date.

Baltimore City Fire Department

3. Stephen Karas John Kobell	Logistics Specialist Training Ocala, FL June 06 - 12, 2010 (Reg. Fee \$499.00 ea.)	FY 08 Urban Search & Rescue Grant	\$3,463.91
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The Fire Department is requesting the Board to approve \$257.11 in additional funds for the cost of a rental car. The rental car is needed to transport personal protective gear, which is required for the course, to and from the airport in Orlando, which is approximately 97.3 miles from the training venue. The protective equipment consists of steel toed boots, eye and ear protection, work gloves, helmet, and lap tops. The car rental* is \$257.11 for six days.

AGENDA

BOARD OF ESTIMATES

5/19/10

TRAVEL REQUESTS

<u>Name</u>	<u>To Attend</u>	<u>Fund Source</u>	<u>Amount</u>
<u>Baltimore City Fire Department - cont'd</u>			
4. William Hartsock	Heavy Equipment and Rigging Specialist Training Ocala, FL June 01 - 05, 2010 (Reg. Fee \$695.00)	FY 08 Urban Search & Rescue Grant	\$1,646.97

The Fire Department is requesting the Board to approve \$170.57 in additional funds for the cost of a rental car. The rental car is needed to transport personal protective gear, which is required for the course, to and from the airport in Orlando, which is approximately 97.3 miles from the training venue. The protective equipment consists of steel toed boots, eye and ear protection, work gloves, helmet, and lap tops. The car rental* is \$170.57 for four days.

5. Gerald Smith	Dive Rescue, Med Dive & Scuba Instructor Training Boulder, CO June 06-19, 2010 (Reg. Fee \$2,060.00)	FY 08 State Homeland Security Prog. Grant	\$5,398.41
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The Fire Department is requesting the Board to approve \$529.31 in additional funds for the cost of a rental car. The rental car is needed to transport gear, which is required for the course, to and from the airport. The protective equipment consists of US Coast Guard approved a personal floatation device with knife, whistle, adequate clothing and protection from the environment. Diving students must provide their own equipment (Dry suit or adequate wetsuit, scuba regulator,

AGENDA

BOARD OF ESTIMATES

5/19/10

TRAVEL REQUESTS

<u>Name</u>	<u>To Attend</u>	<u>Fund Source</u>	<u>Amount</u>
<u>Baltimore City Fire Department - cont'd</u>			

timing device, depth & submersible pressure gauge, BC with oral & power cutting tools). The car rental* is \$529.31 for 13 days.

*Pursuant to AM-240-9, if official City business at the event site will require extensive inspection trips, tours, or other unusual but necessary land travel, the Board of Estimates must approve funds for such expenses in advance of the trip.

TRAVEL REIMBURSEMENT

Health Department

6. Avril M.	Maternal	\$2,017.25
Houston	& Child	
	Health	

On April 06-09, 2010, Ms. Houston traveled to Toronto, Ontario, Canada, to attend the Society for Adolescent Health and Medicine's 2010 Annual Meeting. The subsistence rate for this location is \$197.00 per day. The hotel rate including taxes was \$224.87 per night, which is included in the total. This request is late because the program staff learned of the conference too late to request prior approval.

Transportation	\$	597.99
Hotel		669.26
Reg. Fee		750.00
		<u>\$2,017.25</u>

AGENDA

BOARD OF ESTIMATES

5/19/10

TRAVEL REIMBURSEMENT

<u>Name</u>	<u>To Attend</u>	<u>Fund Source</u>	<u>Amount</u>
<u>Circuit Court</u>			
7. Angel Monroe		Federal & Child	\$1,039.48

On March 16 - 19, 2010, Ms. Monroe traveled to Orlando, Florida, to attend the CMHS National GAINS Center Conference. The subsistence rate for this location is \$173.00 per day. The hotel rate was \$109.00 per night, and occupancy taxes in the amount of \$13.63, for the first night. The hotel rate for the second and third night was \$170.00 per night, and occupancy taxes in the amount of \$42.50. The registration fee in the amount of \$149.00 and the airfare in the amount of \$255.40 were prepaid and are included in the total. The prepaid expenses were secured with a City issued credit card assigned to Ms. Senta Julien, Deputy Court Administrator with the authorization of the Director of Finance. Additionally, Ms. Monroe incurred expenses for meals in the amount of 73.95 and taxi service in the amount of \$56.00, for a travel reimbursement amount of \$129.95. The travel expense amount is \$1,039.48 which the Board is requested to approve.

This request is late because the original travel request was lost in route to the Board.

Reimbursement due Ms. Monroe

Meals	\$ 73.95
Taxi service	56.00
	<u>\$129.95</u>

AGENDA

BOARD OF ESTIMATES

5/19/10

Department of Human Resources - Award for Executive
Search Consulting Services

ACTION REQUESTED OF B/E:

The Board is requested to approve an award for Solicitation No. B50001429, Executive Search Consulting Services, to Ralph Anderson and Associates. The period of the award is effective upon Board approval for two years.

AMOUNT OF MONEY AND SOURCE:

\$60,000.00 - various accounts
Two Searches @ \$30,000.00 per Search

BACKGROUND/EXPLANATION:

Bids were opened on April 5, 2010. The vendors were solicited nationwide through Internet posting. Nine proposals were received. The nine proposals were reviewed by an evaluation team consisting of representatives from the Office of the Mayor and from the Departments of Human Resources and Finance. In accordance with the "Method of Evaluation and Award" in the solicitation, the vendor, Ralph Anderson and Associates, 5800 Stanford Ranch Road, Suite 410, Rocklin, CA 95765, achieved the highest score.

MWBOO GRANTED A WAIVER.

APPROVED FOR FUNDS BY FINANCE

AGENDA

BOARD OF ESTIMATES

5/19/10

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

<u>VENDOR</u>	<u>AMOUNT OF AWARD</u>	<u>AWARD BASIS</u>
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Bureau of Purchases

- | | | |
|-------------------------------------------------------------------------------------------------|-------------|----------|
| 1. ENVIRONMENTAL SERVICE & EQUIPMENT COMPANY, INC. | \$ 9,948.16 | Only Bid |
| Solicitation No. B50001435 - Chlorine Injectors - Department of Public Works - Req. No. R544161 | | |

The bid price is considered fair and reasonable.

- | | | |
|----------------------------------------------------------------------------|-------------|---------|
| 2. ATLANTIC TACTICAL | \$23,980.84 | Low Bid |
| Solicitation No. 07000 - Ammunition - Police Department - Req. No. R547878 | | |

- | | | |
|-----------------------------------------------------------------------------------------------------|-------------|-----------|
| 3. LABORATORY SYNERGY | \$ 7,000.00 | Agreement |
| Solicitation No. 08000 - Automatic Titration System - Department of Public Works - Req. No. R538605 | | |

The Board is requested to approve and authorize execution of an agreement with Laboratory Synergy. The period of the agreement is effective upon Board approval through April 9, 2011.

The vendor is the manufacturer and sole provider of the Automatic Titration System and the repair parts.

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

- | | | |
|-----------------------------------------------------------------------------------------------------------|-------------|----------|
| 4. DATA SEARCH, INC. | \$23,000.00 | Only Bid |
| Solicitation No. B50001405 - Provide Property and Judgment Reports - Health Department - Req. No. R539966 | | |

The bid price is considered fair and reasonable. The period of the award is May 5, 2010 through May 4, 2012, with one one-year renewal. The bid price is considered fair and reasonable.

AGENDA

BOARD OF ESTIMATES

5/19/10

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

<u>VENDOR</u>	<u>AMOUNT OF AWARD</u>	<u>AWARD BASIS</u>
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Bureau of Purchases

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|----|-------------------------------------------------------------------------------------------------------------|--------------------|-----------------|
| 5. | <u>TIPCO TECHNOLOGIES</u> | <u>\$ 8,625.24</u> | <u>Low Bid</u> |
| | Solicitation No. 07000 - Boots - Department of Public Works -
Req. No. R548767 | | |
| 6. | <u>AMERICAN WORDATA</u> | <u>\$ 6,300.00</u> | <u>Low Bid</u> |
| | Solicitation No. 07000 - Hardware Police IT - Police
Department - Req. No. R547996 | | |
| 7. | <u>ABSOLUTE PRESSURE</u> | | |
| | <u>CLEANING EQUIPMENT, INC.</u> | <u>\$ 6,000.00</u> | <u>Only Bid</u> |
| | Solicitation No. 07000 - AaLadin Pressure Washer Service -
Department of Public Works - Req. No. R544472 | | |

The bid price is considered fair and reasonable.

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|----|----------------------------------------------------------------------------------------------------------------|--------------------|------------------|
| 8. | <u>GEIGER PUMP &</u> | | |
| | <u>EQUIPMENT COMPANY</u> | <u>\$13,628.55</u> | <u>Low Bid</u> |
| | Solicitation No. 07000 - Allis Chalmers Pump Parts -
Department of Public Works - Req. No. R546334 | | |
| 9. | <u>BALTIMORE GAS &</u> | | |
| | <u>ELECTRIC COMPANY</u> | <u>N/A</u> | <u>Agreement</u> |
| | Solicitation No. 08000 - Connect Main Service Meter -
Department of Recreation and Parks - Req. No. R543629 | | |

The Board is requested to approve and authorize execution of an agreement with Baltimore Gas & Electric Company.

On April 28, 2010, the Board approved the initial award in the amount of \$5,863.00 for connection of a service meter at the Morrell Recreation Center. The agreement was inadvertently omitted from the original Board package and is hereby submitted for approval.

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

AGENDA

BOARD OF ESTIMATES

5/19/10

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

VENDOR	AMOUNT OF AWARD	AWARD BASIS
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Bureau of Purchases

- | | | | |
|----------------------------------------------------------------------------------------------|-------------------|-------------|--------------------------------|
| 10. | SERVEPATH,
LLC | \$13,899.00 | Selected Source/
Term Order |
| Solicitation No. 06000 - Web Hosting Upgrade - Department of Public Works - Req. No. R545719 | | | |

On April 15, 2009, the Board approved the initial award in the amount of \$13,899.00. This requirement was previously bid and awarded to this vendor for one year. Approval is requested for a term order for one year under the same terms and conditions as the initial award to allow time for this requirement to be re-bid and for the migration to a new vendor if applicable. The period of the award is May 19, 2010 through May 18, 2011.

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|-------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------|---------|
| 11. | LOCATION AGE, LLC | \$900,000.00 | Renewal |
| Solicitation No. BP 07102 - Geographic Information Systems Staff Augmentation Support - Agencies - Various - Req. No. Various | | | |

On May 30, 2007, the Board approved the initial two-year award in the amount of \$850,628.70. The award contained three 1-year renewal options at the sole discretion of the City. On April 29, 2009, the Board approved the first renewal in the amount of \$1,000,000.00. This is the second one-year renewal in the amount of \$900,000.00 for the period June 1, 2010 through June 1, 2011.

MBE: Sabra Wang & Assocs. 17%

WBE: Applied Technology Services, Inc. 9%

MWBOO FOUND VENDOR IN COMPLIANCE.

AGENDA

BOARD OF ESTIMATES

5/19/10

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

VENDOR	AMOUNT OF AWARD	AWARD BASIS
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Bureau of Purchases

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|-----|------------------------------------------------------------------------------------------------------|---------|
| 12. | <u>REPLAY SPORTS</u> <u>\$120,000.00</u> | Renewal |
| | Solicitation No. B50000972 - T Shirts and Other Active Wear - Agencies - Various - Req. Nos. Various | |

On June 17, 2009, the Board approved the initial award in the amount of \$119,573.00. The award contained three 1-year renewal options at the sole discretion of the City. This is the first 1-year renewal in the amount of \$120,000.00 for the period June 17, 2010 through June 16, 2011.

MWBOO GRANTED A WAIVER.

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|-----|----------------------------------------------------------------------------------------------------------|---------|
| 13. | <u>F.F. AND A. JACOBS & SONS</u> <u>\$150,000.00</u> | Renewal |
| | Solicitation No. B50000293 - Uniforms for D.O.T. Safety - Department of Public Works - Req. Nos. Various | |

On May 28, 2008, the Board approved the initial award in the amount of \$300,000.00. The award contained two 1-year renewal options at the sole discretion of the City. This is the first one-year renewal in the amount of \$150,000.00 for the period May 31, 2010 through May 30, 2011.

MWBOO GRANTED A WAIVER.

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|-----|-----------------------------------------------------------------------------------------------------------|---------|
| 14. | <u>HD SUPPLY WATERWORKS, LTD</u>
<u>FERGUSON ENTERPRISES,</u>
<u>INC.</u> <u>\$370,377.84</u> | Renewal |
| | Solicitation No. B50000605 - Poly Vinyl Chloride Pipe and Fittings - Agencies Various - Req. Nos. Various | |

On September 10, 2008, the Board approved the initial award in the amount of \$500,000.00. The award contained two 1-year renewal options at the sole discretion of the City. This is the first one-year renewal in the amount of \$370,377.84.

MWBOO GRANTED A WAIVER.

AGENDA

BOARD OF ESTIMATES

5/19/10

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

<u>VENDOR</u>	<u>AMOUNT OF AWARD</u>	<u>AWARD BASIS</u>
---------------	------------------------	--------------------

Bureau of Purchases

- | | | |
|------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------|
| 15. MAC-PAR SERVICES, LLC
COALITION TO END
CHILDHOOD LEAD
POISONING, INC.
MD CLEANING &
ABATEMENT
SERVICES CORPORATION | \$200,000.00 | Renewal |
|------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------|
- Solicitation No. BP 07198 - Lead Abatement at Low Income Residences (Part I) - Agencies Various - Req. Nos. Various

On July 18, 2007, the Board approved the initial award in the amount of \$300,000.00. The award contained two 1-year renewal options at the sole discretion of the City. On May 20, 2009, the Board approved a renewal in the amount of \$300,000.00. This renewal in the amount of \$200,000.00 is for the period July 18, 2010 through July 17, 2011.

MWBOO SET GOALS AT 0% MBE AND 0% WBE.

- | | | |
|-------------------------------------|-------------|---------------------------|
| 16. OSIRIS MOBILE
X-RAY SERVICES | \$ 3,000.00 | Extension and
Increase |
|-------------------------------------|-------------|---------------------------|
- Solicitation No. 06000 - Radiology Technician Services - Health Department - P.O. P508710

On May 23, 2007, the Board approved the initial award in the amount of \$23,380.00. Subsequent actions have been approved. The extension is necessary to allow the agency to finalize an agreement to provide these services going forward. This increase in the amount of \$3,000.00 is necessary to allow the agency to continue to provide mobile X-ray services to their clients and makes the total award amount \$142,391.00.

MWBOO GRANTED A WAIVER.

AGENDA

BOARD OF ESTIMATES

5/19/10

Contractor	PO Number	Award Amount
Lorenz	P512212	499,680.00
Patrick Thomas Trucking, LLC	P512026	497,812.50
Baltimore Pile Driving, Inc.	P512069	475,000.00
Allied	P512145	467,042.50
J.W. Properties	P512924	425,700.00
Asbsher General Cont., Inc.	P512039	400,000.00
Pioneer Paving	P512815	380,735.00
Keyden	P521234	353,240.00
Miller Tree	P512057	350,760.00
Corporate Maintenance Group	P511973	350,000.00
Carroll Concrete Construction Co.	P511992	325,000.00
Powell's Trucking Company	P511983	300,000.00
Comprehensive Construction	P512061	298,110.00
Decorative Concrete Solution	P512054	275,000.00
A2Z Environmental Group, LLC	P511993	268,485.00
Hawkeye Construction	P512059	252,500.00
Turf Plus, Inc.	P512050	234,760.00
Monumental Paving	P512390	217,600.00
J&N Stafford Corporation	P512003	210,125.00
Krohs Nursery	P512001	210,000.00
Stella May Contracting, Inc.	P512067	195,105.00

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BOARD OF ESTIMATES

5/19/10

Contractor	PO Number	Award Amount
The Classic Catering People	P512761	172,164.40
Machado	P512199	171,010.00
H.U.R.B. Landscaping, Inc.	P512009	150,000.00
Canyon Contracting, Inc.	P512818	142,055.00
Sells Group, LLC	P512017	142,000.00
American Heritage Excavating LLC	P512097	100,000.00
DBC Accurate Contracting, LLC	P512125	100,000.00
Utility Lines Construction Services, Inc.	P512146	100,000.00
J.L. Raymakers & Sons, Inc.	P511990	100,000.00
R E Harrington Plumbing & Heating	P512055	95,745.00
F. Golden Trucking	P512063	88,340.00
Ball & Breckenridge Trucking Inc.	P512178	77,475.00
S&S Snow Removal	P512002	75,000.00
Jakubs Construction	P512086	70,000.00
Rob Breeding's Roll Off Container Service	P511999	65,000.00
Dease Concrete Service, Ll	P512099	64,135.00
Shorts	P512056	58,947.50
Ligon & Ligon, Inc.	P512122	50,000.00
Andrew Mack	P512123	50,000.00
Southern Contractors, LLC	P511986	50,000.00
J and B Lawn care	P512024	49,800.00

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BOARD OF ESTIMATES

5/19/10

Contractor	PO Number	Award Amount
Eminence Group, LLC	P512027	46,500.00
Class Act Cafe and Catering	P512327	44,908.30
Ashbritt, Inc.	P512701	40,282.48
U.K. Construction and Management	P511988	35,000.00
Delavega LLC	P512102	34,350.00
Iacoboni Site Specialist	P511980	25,000.00
Samuel Balsam	P511982	25,000.00
Capezio Contractors	P511989	25,000.00
Byco Enterprises	P511991	25,000.00
Julian Trucking, LLC	P512025	25,000.00
No Pink Flamingos Designs In Landscape	P512030	25,000.00
KMT Contractors	P512043	25,000.00
The Mayberry Group, Inc.	P512048	25,000.00
Mullan Nursery Co Inc.	P512051	25,000.00
HB Trucking, LLC	P512070	25,000.00
Donald Fritts	P512071	25,000.00
Samuel Trucking	P521232	25,000.00
All Source Of Connecticut	P512021	25,000.00
Hemlock Construction Co, Inc	P512036	25,000.00
Patrick Thomas Trucking, LLC	P512459	18,600.00
Maryland Chemical Company	P512194	17,640.00

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BOARD OF ESTIMATES

5/19/10

Contractor	PO Number	Award Amount
Scaggs Bros., LLC	P512814	16,200.00
P. Bailey/d.b.a. Bailey Bros	P512066	15,000.00
Sodexo, Inc & Affiliates	P512334	5,587.00
Total		\$21,133,096.90

In February of 2010, the City experienced a snow emergency of an unprecedented scale, which overwhelmed the City's in-house resources to cope with this threat to the public welfare.

The Department of Transportation asked, and the Director of Finance authorized, the Bureau of Purchases to make purchases necessary to cope with the emergency situation. These purchases consisted primarily of snow removal equipment rental and services, with ancillary purchases as needed to support the City's emergency response. The details of each purchase are available in the City's automated purchasing system CitiBuy by referencing the Purchase Orders indicated.

The \$21,133,096.90 expenditure is the maximum currently awarded; that figure and the actual amount paid to the contractors may change to some degree as late invoices are verified. The City is seeking FEMA reimbursement for these expenditures.

It is hereby certified, that the above procurement is of such a nature that no advantage will result in seeking nor would it be practical to obtain competitive bids. Therefore, pursuant to Article VI, Section 11 (d)(i) of the City Charter, the procurement of the equipment and/or service is recommended.

IT IS HEREBY CERTIFIED THAT THE PURCHASES WERE DUE TO AN EMERGENCY OF SUCH A NATURE THAT THE PUBLIC WELFARE WOULD BE ADVERSELY AFFECTED BY AWAITING BOARD APPROVAL. APPLICATION WAS MADE BY THE DIRECTOR OF TRANSPORTATION TO THE DIRECTOR OF FINANCE TO PROCURE THESE SERVICES, SUPPLIES, AND EQUIPMENT. THE DIRECTOR OF FINANCE AUTHORIZED THIS PROCUREMENT PURSUANT TO ARTICLE VI, SECTION 11 (d)(ii) OF THE CITY CHARTER, AND IT IS BEING REPORTED TO THE BOARD.

AGENDA

BOARD OF ESTIMATES

5/19/10

INFORMAL AWARDS, RENEWALS, INCREASES TO CONTRACTS AND EXTENSIONS

VENDOR AMOUNT OF AWARD AWARD BASIS

Department of General Services

AUDITS DOES NOT OBJECT TO BOARD APPROVAL SUBJECT TO REVIEW OF ALL INVOICES SUBMITTED BY CONTRACTORS AND PAID, AND THE REVIEW OF ANY REMAINING INVOICES PRIOR TO PAYMENT TO THE CONTRACTORS.

19. TECTA AMERICA
ROOFERS INCORPORATION \$ 6,240.00 Low Bid
IC 525 - Gutter Replacement and Related Work-William J. Myers
Pavilion - Department of General Services

AGENDA

BOARD OF ESTIMATES

5/19/10

Department of Housing and - First Amendment to Lease Agreement
Community Development

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a First Amendment to Lease Agreement with Baltimore Montessori, Inc. d/b/a Baltimore Montessori Public Charter School #336 (BMI) for property located at 1600 Guilford Avenue and 1634 Guilford Avenue.

AMOUNT OF MONEY AND SOURCE:

\$2,471.00 per month effective August 01, 2010

The monthly rent shall increase three percent on August 1 of every year.

BACKGROUND/EXPLANATION:

The Board of Estimates approved the lease on March 11, 2009 for approximately 70,833 sq. ft. in the Newer Building (1600 Guilford Avenue). This amendment will add the Original Building, located in the building formerly known as 1634 Guilford Avenue to the lease. The Original Building is an approximate 12,000 square foot, two-story building with a brick basement. The Original Building is located on the northeast corner of the Parcel. The BMI's monthly rent will be increased by \$339.00 for rental payment for the Original Building. Effective August 01, 2010, the new monthly rental amount will be \$2,471.00. This amount will be increased by 3% each year.

The BMI is currently operating a Public Charter School in the Newer Building. Enrollment is open to children throughout the City. HabCo renovated the Newer Building in 2007 to accommodate the Mayor's Code Blue Homeless Shelter and \$900,000.00 was expended in upgrades and improvements. The BMI's grades are pre-kindergarten through 5th grade. The 6th grade will be added for the 2010 - 2011 school year. Approximately 230 - 250 students will be served when renovations for the Original Building are finalized for the 2012-2013 year.

DHCD - cont'd

Option to Purchase

The lease approved on March 11, 2009 provided for an option to purchase the leased premises (1600 Guilford Avenue). The BMI may exercise an option to purchase the leased premises for the option price of \$700,000.00 at any time during the original and/or renewal terms. A minimum down payment deposit of \$100,000.00 will be required. The BMI may elect for the balance of the purchase price to be a Purchase Money Mortgage with an annual interest rate of 4% and a 20-year term with the Mayor and City Council as Mortgagee.

The first amendment to the lease agreement adds the Original Building (formerly known as 1634 Guilford Avenue) in the definition of leased premises that may be purchased by the BMI. The first amendment to the lease also provides that in the event the option to purchase the leased premises is exercised, all rent paid for the Original Building will be credited against the purchase price.

Renovation costs for the Original Building are approximately \$1,840,986.00. Renovations will occur from June 2010 through December 2011. The BMI has and will continue to apply for grants for the renovation funds. In the meantime, it is seeking a construction loan from banks for the balance. The Abell Foundation has agreed to guarantee the loan. The BMI will be responsible for 100% of all utility bills and other related charges. The City will reimburse BMI up to \$100,000.00 during the first five years of the lease for repairs and maintenance. The tenant has been reimbursed \$58,799.95. \$41,200.05 is the balance. The City will reimburse the BMI up to \$25,000.00 for asbestos removal.

STATEMENT OF PURPOSE AND RATIONALE FOR AN OPTION TO PURCHASE BELOW THE APPRAISED VALUE:

The property (Original and Newer Building) appraised for \$1,408,000.00. There is no new established purchase price for the purchase of the Original Building because the BMI provided a development budget in the amount of \$1,842,986.00 for the renovations. The proposed School 32 structure is attached to

AGENDA

BOARD OF ESTIMATES

5/19/10

DHCD - cont'd

the current building and is in the same parcel. The current condition of that building is a hazard to both the school community and the wider neighborhood community. It is a vacant and completely vandalized structure that is blight on the community. The roof is not sound, and the building continues to have structural damage during bad weather conditions.

According to a recent assessment, the building contains significant amounts of lead and asbestos, which need to be abated. As a vacant property, it continues to be broken into and used for illegal purposes. The City will not bear the costs to stabilize the property. Also, the Original Building will allow the BMI to expand their program into K-12 grades. This is ideal situation because the Original Building and the Newer Building are located on the same property. In fact, a steel door connects them. In addition, the benefits include: elimination of blight, a return to productive use, and stimulating investment in Greenmount West.

The monthly rent of \$339.00 for the Original Building will be deducted from the Purchase Price of \$700,000.00 because the Montessori School is investing \$1,842,986.00 to rehab and stabilize this property, which means a tremendous cost saving to the City. The new use of the building will save the City effort to find another tenant that is compatible with the existing program at the Newer that now accommodates young children. The additional rental payment will encourage the Montessori School to exercise their option sooner rather than later.

The New Greenmount West Community Association (NGWCA) was told by the City they would receive \$300,000.00 for rehab to cover the operating expenses for the community center in that building (Original Building). The BMI and the NGWCA signed a Memorandum of Understanding for the NGWCA to occupy the lower level of the Original Building for their community center, at \$1.00 a year for rent. Therefore, the City will not be held accountable for the full \$300,000.00 contribution.

AGENDA

BOARD OF ESTIMATES

5/19/10

DHCD - cont'd

The vision of the BMI is to nurture a love of learning in a small, family-like environment by providing an extraordinary and proven Montessori public school experience for families living in Baltimore City. The ultimate goal at Baltimore Montessori PCS is that-through mixed-age groupings, integrated curriculum, peace education, uninterrupted work periods, hand-on materials, art exploration, and freedom within limits-all children will develop their full potential.

Baltimore Montessori is in good standing with the Baltimore City Public School System Office of New Initiatives as well as the Maryland Department of Assessment and Taxation.

The Space Utilization Committee will review this lease at its meeting on May 18, 2010.

(The first amendment to lease agreement has been approved by the Law Department as to form and legal sufficiency.)

AGENDA

BOARD OF ESTIMATES

5/19/10

PROPOSALS AND SPECIFICATIONS

- | | |
|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Bureau of Water and Wastewater</u> | - WC 1212, Water Appurtenance Installations
BIDS TO BE RECV'D: 06/23/2010
<u>BIDS TO BE OPENED: 06/23/2010</u> |
| <u>Department of Transportation Northeast,</u> | - TR 10304, Resurfacing Highways at Various Locations,

Sector-I
BIDS TO BE RECV'D: 06/16/2010
<u>BIDS TO BE OPENED: 06/16/2010</u> |
| <u>Department of Transportation</u> | - TR 10306, Resurfacing Highways At Various Locations, Southwest Sector III
BIDS TO BE RECV'D: 06/16/2010
<u>BIDS TO BE OPENED: 06/16/2010</u> |
| <u>Department of Transportation</u> | - TR 10313, Greater Edmondson Village - Street Lighting Improvements
BIDS TO BE RECV'D: 06/16/2010
<u>BIDS TO BE OPENED: 06/16/2010</u> |

12:00 NOON

ANNOUNCEMENT OF BIDS RECEIVED

AND

OPENING OF BIDS, AS SCHEDULED