

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 at 9:00 A.M., Room 215 City Hall.

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) 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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The Board of Estimates is scheduled to be in recess at 9:00 a.m. and 12:00 noon on December 2, 2015.

The Board of Estimates will not receive or open bids on December 2, 2015. The Board of Estimates will reconvene on December 9, 2015.

BOARD OF ESTIMATES' AGENDA - NOVEMBER 25, 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:

AJO Concrete Construction, Inc.	\$ 1,500,000.00
Delaware Elevator, Inc.	\$ 8,000,000.00
Hardcore Skateparks	\$ 567,000.00
JADE Group, LLC	\$ 720,000.00
McLean Contracting Company	\$ 187,389,000.00
Midlantic Marking, Inc.	\$ 20,565,000.00
Pleasants Construction, Inc.	\$ 192,807,000.00
Priceless Industries, Inc.	\$ 8,000,000.00
R.E. Harrington Plumbing & Heating Company, Inc.	\$ 43,587,000.00
Scriba Welding, Inc.	\$ 1,500,000.00

AGENDA

BOARD OF ESTIMATES

11/25/2015

Department of Real Estate - Agreement of Sale

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of an Agreement of Sale with Ms. Lavera Cahill Wilson (purchaser) for the properties known as Descriptive Lots in the Rear of 3304 and 3306 Burleith Avenue at Block 3262A, Lots 71 and 73.

AMOUNT OF MONEY AND SOURCE:

\$200.00 each property - Purchase Price

BACKGROUND/EXPLANATION:

The authority to sell this property, as approved by City Council Ordinance No. 477, was approved on December 6, 1973. The properties, known as Descriptive Lots in the Rear of 3304 and 3306 Burleith Avenue (Block 3262A, Lots 71 and 73) are being sold in accordance with the Appraisal Policy for the assessed value of \$200.00 each. The purchaser will use the lots for landscaping and an off-street parking pad.

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

AGENDA

BOARD OF ESTIMATES

11/25/2015

Space Utilization Committee - Lease Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a Lease Agreement with the Mayor's Office of Human Services, Landlord, and Dayspring Programs Inc., Dayspring Head Start, Tenant, for the rental of the property located at 2803 N. Dukeland Street consisting of approximately 10,560 square feet. The period of the agreement is December 1, 2015 through November 30, 2018, with an option to renew for one 5-year term.

AMOUNT OF MONEY AND SOURCE:

\$1.00 - annual rent, if demanded.

BACKGROUND/EXPLANATION:

The leased premises will be used for the Dayspring Head Start operations to provide education, health, social services, and parent-community involvement opportunities to low-income children (ages 3 to 5) and their families.

The Tenant will be responsible for utilities and liability insurance, routine maintenance and repairs, including all equipment, systems, fixtures, windows, glass, interior, and exterior doors, as necessary to keep the leased premises in good order and condition.

The Tenant will furnish and pay all janitorial, trash removal, security, pest control, and landscaping. The Tenant will keep the sidewalk, entrances and areas adjoining or appurtenant to the leased premises free of obstructions and reasonably clear of ice, snow, and debris. The Tenant will maintain the necessary license to operate a day care center.

AGENDA

BOARD OF ESTIMATES

11/25/2015

Space Utilization Committee - cont'd

The Space Utilization Committee approved this Lease Agreement on November 17, 2015.

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

AGENDA

BOARD OF ESTIMATES

11/25/2015

Space Utilization Committee - Lease Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of a Lease Agreement between the Department of Recreation and Parks, Landlord, and McKim Community Association, Inc., Tenant, for the rental of the properties known as the McKim Center, 1120 E. Baltimore Street (Block 1338, Lot 4) and 1200-02 E. Baltimore Street (AKA 1201 E. Fayette Street) (Block 1339, Portion of Lot 1), known as the Old Friends Meeting House, consisting of 7,702 square feet, which includes both buildings. The period of the agreement is December 1, 2014 through November 30, 2024, with an option to renew for two 10-year terms.

AMOUNT OF MONEY AND SOURCE:

\$1.00 - annual rent, if demanded.

BACKGROUND/EXPLANATION:

The leased premises will be used for community outreach, indoor recreation, education, social events, administration, Senior Citizens Eating Together breakfast and lunch at McKim Center, McKim Summer Day Camp at McKim Center. Any other use will require written consent of the Director of the Department of Recreation and Parks.

The Landlord will be responsible for any building structural defects and will maintain the interior and exterior of the building, including the foundations, roof, walls, gutters, downspouts, air conditioning, ventilating, heating systems, and water. The Landlord will also be responsible for the electrical and plumbing supply lines except for damage caused by the sole negligence of the Tenant, snow removal, and grass cutting at 1200-02 E. Baltimore Street.

AGENDA

BOARD OF ESTIMATES

11/25/2015

Space Utilization Committee - cont'd

The Tenant will accept the leased premises in its "as is" condition. The Tenant will be responsible for taxes, utilities, janitorial and trash removal, at 1120 E. Baltimore Street, and liability insurance.

The Space Utilization Committee approved this Lease Agreement on November 17, 2015.

The lease agreement is late because of the administrative process.

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

AGENDA

BOARD OF ESTIMATES

11/25/2015

Space Utilization Committee - Inter-Departmental Lease Agreement

ACTION REQUESTED OF B/E:

The Board is requested to approve and authorize execution of an Inter-Departmental Lease Agreement between the Department of General Services, Landlord, and the Mayor's Office of Human Services, Tenant, for the rental of the property located at 4601 E. Monument Street consisting of 21,000 square feet. The period of the agreement is November 1, 2015 through October 31, 2020, with the option to renew for one 5-year term.

AMOUNT OF MONEY AND SOURCE:

\$1.00 - annual rent, if demanded.

BACKGROUND/EXPLANATION:

The leased premises will be used as a homeless shelter. The Tenant accepts the leased premises in its "as is" condition, and will maintain at its own expense, the interior and exterior of the building, including foundation, roof, walls, gutters, downspouts, and HVAC systems. The Tenant will also be responsible for utilities, electric, heat, sewer, water and other utility charges. The Tenant will keep the sidewalk clear of ice, snow, and debris. In addition, the Tenant will be responsible for all telephone and computer services, keeping entrances, passageways and areas clean and orderly, security, interior light, including bulb replacement, sewer/plumbing, and electrical repairs.

The Space Utilization Committee approved this Inter-Departmental Lease Agreement on November 17, 2015.

(The Inter-Departmental Lease Agreement has been approved by the Law Department as to form and legal sufficiency.)

AGENDA

BOARD OF ESTIMATES

11/25/2015

Space Utilization Committee - Transfer of Jurisdiction

ACTION REQUESTED OF B/E:

The Board is requested to approve the transfer of jurisdiction and reporting authority for the property located at 2803 N. Dukeland Street (Block 3099, Lot 1) from the inventory of the Department of Finance to the inventory of the Mayoralty - Mayor's Office of Human Services.

BACKGROUND/EXPLANATION:

This property was under the jurisdiction of the Department of Finance due to a previous Loan Agreement with an old operator. The Mayor's Office of Human Services will be operating a Head Start Center at this facility.

The Space Utilization Committee approved this transfer of jurisdiction on November 17, 2015.

AGENDA

BOARD OF ESTIMATES

11/25/2015

Space Utilization Committee - Transfer of Jurisdiction

ACTION REQUESTED OF B/E:

The Board is requested to approve the transfer of jurisdiction and reporting authority for the properties located at 302, 304, 306, 308, 310, 312, 314, 316, 318, 320 and 322 E. North Avenue (Blocks 3803, Lots 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1) from the inventory of the Department of Housing and Community Development to the inventory of the New Board of School Commissioners.

BACKGROUND/EXPLANATION:

This transfer of jurisdiction will enable the parcel to be monitored and maintained as off-street parking, which is its current function.

The Space Utilization Committee approved this transfer of jurisdiction on November 17, 2015.

AGENDA

BOARD OF ESTIMATES

11/25/2015

Space Utilization Committee - Transfer of Jurisdiction

ACTION REQUESTED OF B/E:

The Board is requested to approve the transfer of jurisdiction and reporting authority for the property located at 3128 W. North Avenue (Block 3002, Lot 12) from the inventory of the Department of Housing and Community Development to the inventory of the Fire Department.

BACKGROUND/EXPLANATION:

This transfer of jurisdiction will enable the parcel to be monitored and maintained as off-street parking, which is its current function.

The Space Utilization Committee approved this transfer of jurisdiction on November 17, 2015.