CITY OF COLLEGE PARK, MARYLAND
RFP CP-03-20

REQUEST FOR DEVELOPER PROPOSALS FOR DOWNTOWN PARKING GARAGE AND REDEVELOPMENT PROJECT

The City of College Park, Maryland requests sealed proposals from developers for a mixed-use redevelopment project in downtown College Park that includes City-owned property. The City of College Park seeks to enter into a public/private partnership with a selected developer that will result in a project that maximizes private sector development and the number of new publicly accessible parking spaces available in the downtown area.

Proposals must be submitted in a sealed envelope addressed to the Director of Planning, City of College Park, Maryland marked **Downtown Parking Garage and Redevelopment Project, RFP CP-03-20,** and delivered to the Planning Department, City of College Park, 4500 Knox Road, College Park, Maryland 20740-3390, no later than **Wednesday, December 10, 2003 at 4:00 p.m.** A pre-proposal meeting will be held on November 3, 2003 at 1:30 p.m. in the College Park City Hall Council Chambers. No bid bond is required to be submitted with this proposal.

Copies of the Request for Proposals may be obtained from the Planning Department, 4500 Knox Road, College Park, Maryland 20740, Monday-Friday 8:00 a.m. – 5:00 p.m. (telephone 301-277-3445) or on the city's web site at www.ci.college-park.md.us.

The City of College Park, Maryland is an Equal Opportunity Employer. Discrimination based on age, race, sex, handicap or national origin is expressly prohibited.

The city reserves the right to reject any and all proposals in the best interest of the city. The contact person for this project is Terry Schum, Planning Director, telephone 301-277-3445; fax 301-887-0558; e-mail: tschum@ci.college-park.md.us.

CITY OF COLLEGE PARK, MARYLAND
RFP CP-03-20

REQUEST FOR DEVELOPER PROPOSALS FOR DOWNTOWN PARKING GARAGE AND REDEVELOPMENT PROJECT

ISSUE DATE:	**OCTOBER 15, 2003**
PRE-PROPOSAL MEETING:	**NOVEMBER 3, 2003, 1:30 P.M.**
CLOSING DATE & TIME:	**DECEMBER 10, 2003, 4:00 P.M.**

1. Introduction

A. Purpose

The purpose of this solicitation is to identify real estate developers interested in a redevelopment project in downtown College Park that includes city-owned property and possibly property that is privately owned. The City of College Park seeks to enter into a public/private partnership with a selected developer that will result in a project that maximizes private sector development and maximizes the number of new publicly accessible parking spaces available in the downtown area.

B. Vision

The city desires to have compact, mixed-use development that includes structured parking to serve the downtown area of College Park. The vision in the City of College Park Comprehensive Plan calls for creating a true "town center" in downtown College Park that features an attractive pedestrian-oriented environment with diverse commercial, residential and public uses; adequate parking; and easy access by all means of transportation. The US 1 Corridor Sector Plan recommends vertical mixed-use buildings with ground floor retail and structured parking.

C. Project Summary

The project consists of three separate sites totaling 2.37 acres located on Knox Road in the downtown area of College Park, just south of the University of Maryland (Exhibit 1). These sites have been identified by the city as suitable for redevelopment and are described as: 1) the city-owned City Hall site comprising approximately 1.23 acres of developable land; 2) the city-owned Special Lot consisting of 14,450 square feet of land area; and 3) the privately-owned "Willoner" site thought to contain approximately 35,000 square feet of

developable area. The city will consider a sale, long-term lease, or a combination sale/lease for property that it owns. The availability of the "Willoner" site is not certain at this time. If offered by the owner, it will not be for sale and will only be considered for construction of a public parking garage with ground floor retail and is not available for other purposes. Detailed site descriptions and information for the three sites may be found in Section 3.

The city has undertaken preliminary planning and economic feasibility studies in order to examine possible development programs and scenarios using one or more of the three sites. A proposed development program calls for either 95 units of conventional multifamily housing or a 170-room hotel; 9,100-17,100 square feet of ground floor retail; and 187- 445 spaces of structured parking. The City Council has elected to consider four alternative development scenarios: 1) private sector redevelopment of the City Hall site; 2) private sector redevelopment of the City Hall site with construction of a public parking garage; 3) private sector redevelopment of the City Hall site and construction of a public parking garage on the "Willoner" site; and 4) private sector redevelopment of the City Hall site with construction of a public parking garage on the Special Lot.

In addition, the city has explored alternatives for the relocation of City Hall and invites developers to submit proposals that include the design and construction of a replacement City Hall. Such a proposal is optional, and may be offered separately or in combination with one of the development scenarios included in this RFP.

The alternative development scenarios are described more fully in Section 4. These are not the only development scenarios that will be considered by the city. The city will consider refinements to these scenarios as well as other development programs or scenarios that are consistent with the vision and plan for the downtown area. Proposals are not limited to the sites described in this solicitation. Other adjacent sites may also be included in proposals submitted to the city.

D. Process

The City of College Park will accept sealed responses until December 10, 2003 at 4:00 p.m. All proposals shall be submitted in accordance with the instructions and requirements in Section 5. A pre-proposal meeting will be held on November 3, 2003 at 1:30 p.m. in the City Hall Council Chambers to respond to questions, provide clarifications and tour the sites. Attendance is optional and interested parties should call 301-277-3445 if they plan to attend. Proposals will be evaluated by city staff and finalists will be asked to make a presentation to the Mayor and City Council. A preferred developer will be selected for further negotiations with the city.

E. Contact Information

The contact person for this project is:
Terry Schum, AICP
Director
Department of Planning, Community and Economic Development
City of College Park
4500 Knox Road
College Park, Maryland 20740-3390
Telephone: 301-277-3445
Fax: 301-887-0558
E-mail: tschum@ci.college-park.md.us
Web: www.ci.college-park.md.us

2. Background Information

A. Overview of City of College Park

The City of College Park is an incorporated municipality in Prince George's County with a population of 25,000 persons. It has a council-manager form of government with an elected Mayor and eight City Council members. The City Council appoints a City Manager to oversee operations. The annual city budget is approximately $10 million.

College Park is located along US Route 1 inside of the Capital Beltway (I-495) near Interstate I-95. It has access to two Metro stations, Metrobus, and MARC commuter rail and has an employment base of over 23,000 jobs. The city is home to the flagship campus of the University System of Maryland, which has a total undergraduate and graduate enrollment of 35,000 students and 12,000 faculty and staff.

B. US Route 1 Sector Plan

The College Park US 1 Corridor Sector Plan was approved by the Prince George's County Council in April 2002. It established a Development District Overlay Zone (DDOZ) to promote the revitalization of the corridor by providing new design guidelines and a flexible regulatory framework. It also rezoned property to the Mixed-Use-Infill (M-U-I) zone to permit a mix of residential and commercial uses. The three sites in this solicitation are located in the Town Center area (subareas 1b and 1c), are zoned M-U-I and are within the DDOZ (Exhibits 2 and 3). New development requires the submission and approval of a Detailed Site Plan by the Prince George's County Planning Board. Variances or departures from the mandatory development standards in the plan may be addressed during the site plan review process.

C. Existing Feasibility Studies

1. *Parking Garage Feasibility Study by Desman, Inc., March, 2003* – This study analyzed parking supply and demand in downtown College Park; evaluated suitable sites for a parking garage; and prepared design concepts, preliminary cost estimates and financial feasibility assessments. This study is available upon request.

2. *Fatal Flaw Analysis and Development Scenarios by ZHA, Inc. and The RBA Group, June 2003* – ZHA, Inc. conducted a yield analysis for the City Hall site; proposed a development program; and tested alternative development scenarios for financial impact and other implications. A "fatal flaw" analysis examined the financial feasibility of incorporating properties along Route 1 that adjoin City Hall as part of the proposed mixed-use project. It also looked at the traffic implications of proposed development on the three sites to determine if they were suitable. This study is available upon request.

3. *Memorandum on City Hall Relocation from Joseph Nagro and Noah Simon dated August 22, 2003* – This is a staff memorandum analyzing potential sites for the relocation of City Hall. The analysis includes conceptual designs and cost estimates for four alternative sites and is available upon request.

D. Other Relevant Plans and Studies (available upon request)

1. City of College Park Housing Plan, June 2003
2. City of College Park Comprehensive Plan, December 1995
3. City of College Park Economic Development Report, June 2002

E. Sources of Public Financing

There are several opportunities for public sources of funding to assist the project including, but not limited to, the following: municipal or state revenue bonds, municipal general obligation bonds (referendum required), tax increment financing, parking district revenue, Community Legacy grants or loans, Maryland Heritage Area Authority grants or loans, Community Development Block Grant and Prince George's County Commercial Building loan fund and revitalization tax credits. A bond bill to assist with the design of a relocated City Hall is pending before the state legislature.

3. Site Information

A. College Park City Hall (Exhibit 4)

This site consists of 1.23 acres and contains the existing City Hall (12,000 s.f.) and 50 surface parking spaces. The property is zoned M-U-I and is bounded by Lehigh Road to the north, Knox Road to the south, Yale Avenue to the east and one-story commercial retail uses to the west. The site is owned by the City of College Park. The city will relocate City Hall operations to another site to be determined. It is anticipated that the existing City Hall building would be razed to accommodate new development.

B. Special Lot (Exhibit 5)

This site consists of two lots totaling 14,450 square feet and contains a surface parking lot with 40 spaces. It is bounded by Knox Road to the north, single-family residential to the south, Yale Avenue to the east and restaurant use to the west. The property is owned by the City of College Park and is zoned M-U-I. In order for this site to be feasible for a parking garage, it is necessary to acquire two abutting single-family residential lots on Yale Avenue totaling 13,000 s.f. These lots are within the DDOZ and are able to be rezoned through the Detailed Site Plan process, if necessary. The availability of these sites for sale is not known.

C. "Willoner" Property (Exhibit 6)

This site consists of one parcel and part of another parcel containing a total of approximately 35,000 square feet. The property is zoned M-U-I and is bounded by the University of Maryland campus to the north and west (student housing), Knox Road to the south and commercial retail under the same ownership to the east. The availability of this site is uncertain. If the property is available, it will only be offered to the city for lease as a public parking garage. Development could also include ground floor retail for lease by the owner.

4. Development Scenarios

The Mayor and Council have selected the following alternative development scenarios for further exploration based on a preliminary feasibility analysis, *but will consider other proposals*. Developer proposals could be based on one of these development scenarios, or could be a different scenario that addresses the purpose and vision of the project. The city encourages innovative suggestions as to how best to develop these sites or other sites that may be proposed in conjunction with this project, as well as how to achieve the joint development aspects in terms of financing or arrangements between public/private entities. Modifications to the uses, site plan and relations between the developer and the city are subject to negotiations prior to developer selection following this RFP process.

A. Private Development on City Hall Site

This scenario assumes that the City Hall site is sold or leased to the private development entity. The City of College Park is responsible for the relocation/replacement of City Hall. The parking garage is privately financed and a portion of the parking provided is publicly accessible. The development program is based on 95 residential units, 9,100 square feet of retail and 187 structured parking spaces or 170 hotel rooms, 3,500 square feet of retail and 187 structured parking spaces.

B. Private Development and Public Parking Garage on City Hall Site

This scenario assumes the same development program as above or any reasonable modification. It also assumes the sale or lease of all or part of the City Hall site and the construction and operation of a parking garage by the city for use by the private development as well as the general public.

C. Private Development on City Hall Site; Public Parking Garage on "Willoner" Site

This scenario assumes the sale or lease of the entire City Hall site for private development and construction and operation of a 258-space public parking garage on the "Willoner" site with approximately 8,000 square feet of retail on the ground floor. The development program assumes 95 residential units, 17,100 square feet of retail and 445 structured parking spaces or 170 hotel rooms, 11,500 square feet of retail and 445 structured parking spaces or any reasonable modification on the City Hall site. The "Willoner" site may require additional funding associated with road improvements to address traffic congestion in the area. These costs are not known until a more comprehensive traffic and circulation analysis is completed.

D. Private Development on City Hall Site; Public Parking Garage on Special Lot

This scenario involves the sale or lease of the entire City Hall site and the construction and operation of a 250-space public parking garage on the Special Lot. The cost of acquiring the two adjacent lots and houses on Yale Avenue in order to build the garage is not known. Affirmative efforts will be expended in discussing land acquisition with private owners when a finalized plan is offered by the developer and accepted by the city as its joint development partner. The development program assumes 95 residential units, 9,100 square feet of retail, 437 structured parking spaces or 170 hotel rooms, 11,500 square feet of retail and 445 structured parking spaces or any reasonable modification.

E. Replacement of City Hall

The city also invites proposals by which a developer will design and construct a replacement City Hall of up to 28,000 square feet, sufficient to house the public meeting space and office needs of the City Council and city staff. Such proposals for a replacement City Hall may be offered separately or in combination with one of the development scenarios proposed above in this RFP. Sites for development may include, but are not limited to, the existing City Hall site (in combination with a parking garage or other uses); the Friends School site on Calvert Road (former College Park Elementary School); the Special Lot site; or at another site to be specifically identified and described by the developer in the proposal. In the event the city does not currently own a site proposed for development hereunder, the proposal shall specify whether the developer currently has such site under contract or the means by which the developer will make such site available for immediate development.

5. Submission Requirements

All proposals must be sealed and addressed to the Director of Planning, City of College Park, 4500 Knox Road, College Park, Maryland 20740-3390. Proposals must include an original and twelve (12) copies and be received by the closing date and time in order to be considered. Proposals must contain the following information:

A. Letter of Interest - A letter must be signed by an authorized representative who can make a binding commitment for the developer. It shall include a statement that, if selected, the developer will negotiate in good faith with the City of College Park. It shall also indicate that the proposal is valid for a minimum of 180 days from the date of submission.

B. Description of Development Entity or Team – This shall include information on the developer and proposed development team and the roles and responsibilities of each member. If a different business entity is to be formed for the project, specific information about this entity should be provided as to ownership, legal structure, financing and other pertinent factors. The names, addresses and telephone numbers of each principal, partner or co-venturer shall be provided.

C. Structure of Project Ownership and Management – A detailed description of how the project's ownership and management would be structured as well as the relationship, roles and responsibilities between the public and private sectors defined.

D. Description of Proposed Project – A narrative description including the sites to be utilized, the development concept, the square footage of proposed land uses, height, density and other detailed information about the site, building and urban design elements and relationships. The

number of parking spaces that are required under the Prince George's County Zoning Ordinance and the number of spaces to be provided in the project must be clearly stated. Pedestrian and vehicular access and circulation should also be addressed. Include a description of how the project addresses the purpose and vision of the city.

E. Proposed Site Plan and Elevations – A conceptual design including a site plan and at least one front and side elevation for any proposed site.

F. Developer Qualifications – A description of the qualifications of the project team including firm history, individual resumes, current and completed projects and evidence of financial capacity to complete the project such as credit references or audited financial statements.

G. Project Costs and Pro Forma – Estimated project costs including purchase or lease costs of the site or sites, likely "hard" construction costs, site preparation and an estimate of "soft" costs to be incurred including, but not limited to, architecture and engineering fees; financial charges and all other relevant expenses or fees. Identify any anticipated city financial involvement, direct or indirect, in implementing your proposal. Submit a ten-year pro forma cash flow analysis to enable the city to evaluate the financial viability of the proposed development and its return aspirations on equity, measured by "cash-on-cash" yearly returns, and/or the Internal Rate of Return (IRR). Also include an analysis of the impact on the local tax base.

H. Implementation Schedule - A schedule including a proposed timeline for acquisition, planning, design, construction and occupancy.

I. Proposal Form and Affidavits – Attachments A- D must be completed and returned with the proposal.

6. Evaluation Process

A. Review of Proposals

City staff will process and review all submissions for responsiveness to this solicitation. Proposals deemed not responsive will be rejected and returned to the developer with explanation. Qualified proposals will be forwarded to the Mayor and City Council for review and discussion. Finalists will be asked to present their proposals before the Mayor and Council. Confidential information will be presented in Executive Session (closed to the public). The city may request additional information from proposers and reserves the right to reject any or all proposals.

B. Evaluation Criteria

The city will consider the following factors when evaluating the proposals:

- The relative costs and benefits of proceeding with the project including the projected fiscal impact on local revenues and tax base
- The level of risk to the city including any financial exposure
- The degree to which the project addresses the purpose and vision and is consistent with local plans and policies
- The impact on the surrounding area and public support for the project
- The track record of the developer with completing and managing similar projects in a timely manner and within budget parameters

C. Developer Selection

It is the intent of the city to select a preferred developer from the qualified development proposals. A selection decision is anticipated to be made by the Mayor and Council within ninety days. Additional detailed information may be required from the selected developer in the negotiation of a development agreement.

7. Contract Negotiation and Award

The selected developer shall negotiate with the city to finalize a development agreement that delineates the specific performance required during a planning period for the development of the project. Upon satisfactory completion of the initial agreement, a final development agreement will be negotiated. The development agreement shall contain the terms and conditions of the project and shall be approved at a regular meeting of the Mayor and Council.

8. Attachments (required submittals)

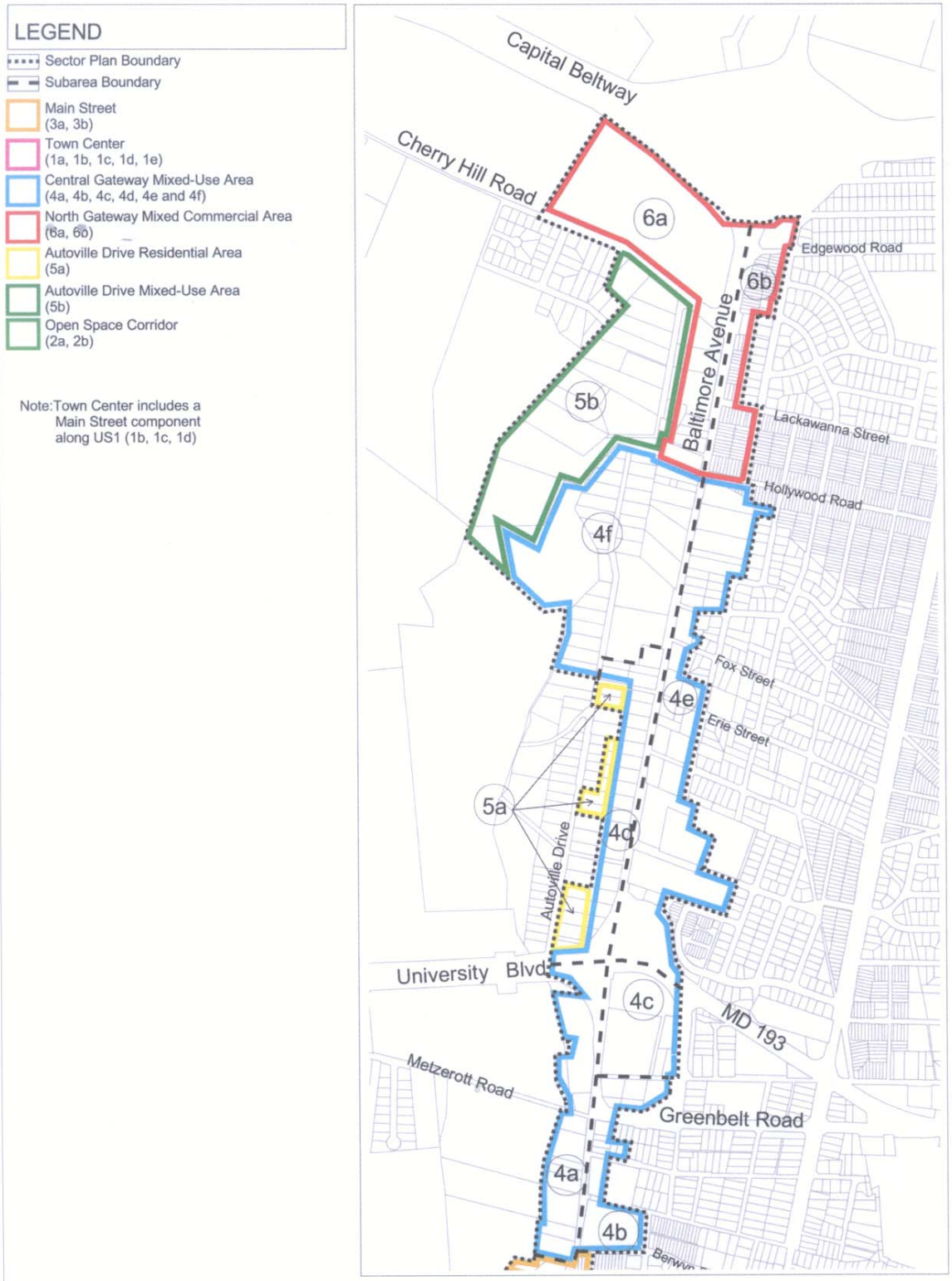
A. Proposal Form
B. Bribery Affidavit
C. False Pretenses Affidavit
D. Non-Collusion Affidavit

EXHIBIT 1

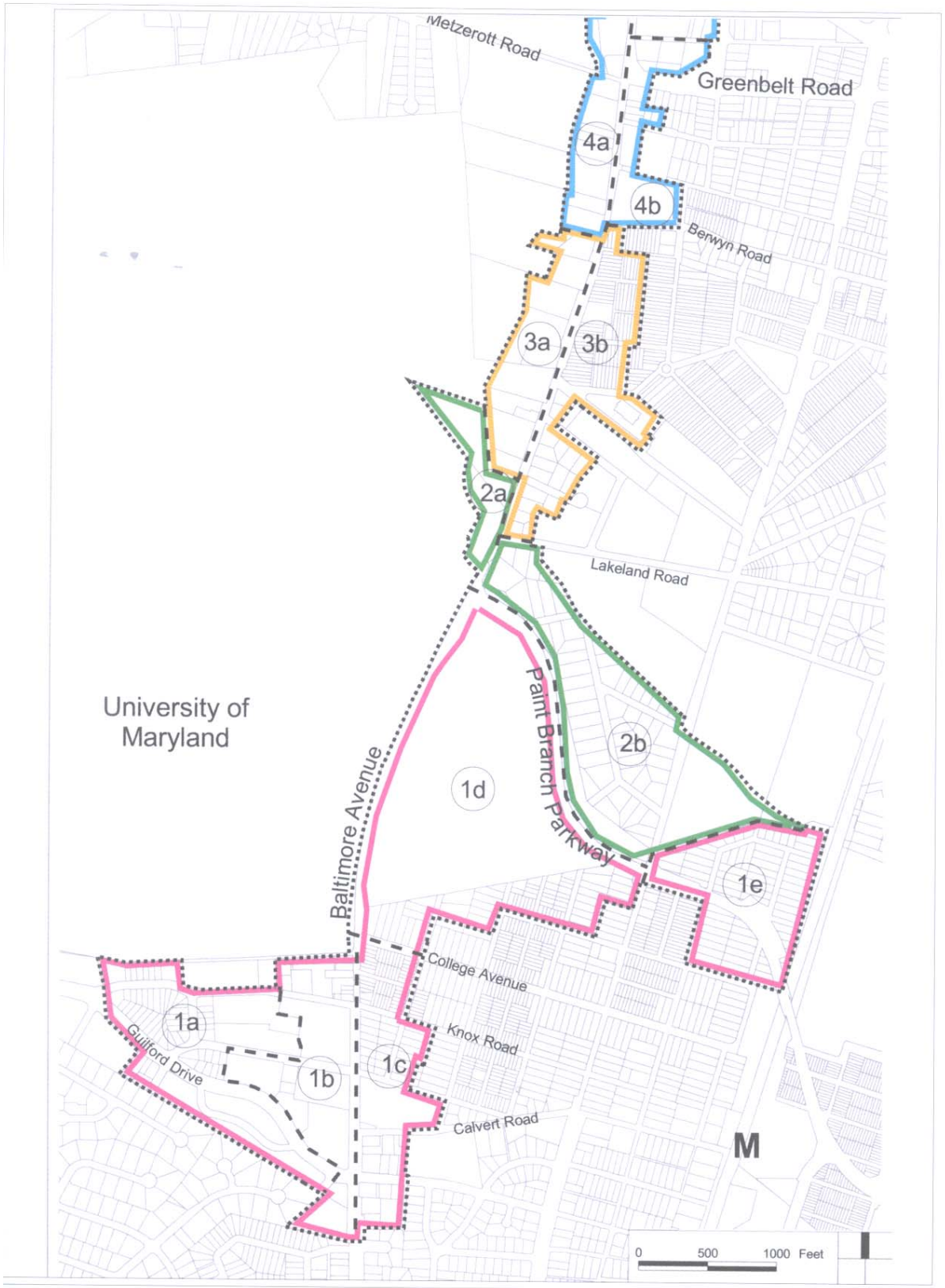
REDEVELOPMENT SITES

EXHIBIT 2

Sector Plan Boundaries **Map 2**



Development Character–North **Map 6a**



Development Character–South **Map 6b**

EXHIBIT 4

Maryland Department of Assessments and Taxation
PRINCE GEORGE'S COUNTY
Real Property Data Search

Account Identifier: **District** - 21 **Account Number** - 2309011

Owner Information

Owner Name: COLLEGE PARK CITY OF

Mailing Address: 4500 KNOX RD
COLLEGE PARK MD 20740-3330

Use: EXEMPT COMMERCIAL
Principal Residence: NO
Deed Reference: 1)
2)

Location & Structure Information

Premises Address
7401 BALTIMORE AVE
COLLEGE PARK 20740

Zoning
CSC

Legal Description
LOT 20 & W 6 FT OF
LOTS 12.21
COLLEGE PARK-

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	
33	C4			3261		1		80	Plat Ref:	A-7972

Special Tax Areas
Town COLLEGE PARK
Ad Valorem
Tax Class 08

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		3,945.00 SF	905

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2001	Phase-in Assessments As Of 07/01/2003	As Of 07/01/2004
Land:	39,400	39,400		
Improvements:	3,300	3,300		
Total:	42,700	42,700	42,700	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2003	07/01/2004
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: COUNTY AND STATE
Exempt Class: PUBLIC WORKS PROPERTIES

Special Tax Recapture:

* NONE *

EXHIBIT 5

Maryland Department of Assessments and Taxation
PRINCE GEORGE'S COUNTY
Real Property Data Search

Account Identifier: **District -** 21 **Account Number -** 2382497

Owner Information

Owner Name: COLLEGE PARK CITY OF

Use: EXEMPT
Principal Residence: NO

Mailing Address: 4500 KNOX RD
COLLEGE PARK MD 20740-3330

Deed Reference: 1) / 4505/ 481
2)

Location & Structure Information

Premises Address
4509 KNOX RD
COLLEGE PARK 20740

Zoning
R55

Legal Description
JOHNSON &
CURRIDENS SUB
COLLEGE PARK-

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	
33	C4			3245		27		80	Plat Ref:	A-1237

Special Tax Areas

Town COLLEGE PARK
Ad Valorem
Tax Class 08

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		14,450.00 SF	901

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2001	Phase-in Assessments As Of 07/01/2003	As Of 07/01/2004
Land:	105,640	105,640		
Improvements:	6,420	6,420		
Total:	112,060	112,060	112,060	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	POWELL,MILDRED	**Date:**	07/14/1975	**Price:**	$50,000
Type:	NOT ARMS-LENGTH	**Deed1:**	/ 4505/ 481	**Deed2:**	
Seller:		**Date:**	09/08/1939	**Price:**	$0
Type:	UNKNOWN	**Deed1:**		**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2003	07/01/2004
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: COUNTY AND STATE
Exempt Class: OTHER

Special Tax Recapture:

* NONE *

Maryland Department of Assessments and Taxation
PRINCE GEORGE'S COUNTY
Real Property Data Search

Account Identifier: **District** - 21 **Account Number** - 2346500

Owner Information

Owner Name: DUNN,MARTHA K

Mailing Address: 4607 HARVARD RD
COLLEGE PARK MD 20740-3737

Use: RESIDENTIAL
Principal Residence: NO
Deed Reference: 1) / 5904/ 811
2)

Location & Structure Information

Premises Address
7308 YALE AVE
COLLEGE PARK 20740

Zoning
R55

Legal Description
JOHNSON &
CURRIDENS SUB
COLLEGE PARK-

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	
33	C4			3245		27	14	80	Plat Ref:	A-1237

Special Tax Areas
Town COLLEGE PARK
Ad Valorem
Tax Class 08

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1926	1,284 SF	6,693.00 SF	001

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value As Of 01/01/2001	Phase-in Assessments As Of 07/01/2003	As Of 07/01/2004
Land:	60,260	60,260		
Improvements:	90,360	90,360		
Total:	150,620	150,620	150,620	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	HODGINS,LAWRENCE	**Date:**	06/04/1984	**Price:**	$60,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/ 5904/ 811	**Deed2:**	
Seller:		**Date:**	12/14/1956	**Price:**	$0
Type:	UNKNOWN	**Deed1:**		**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2003	07/01/2004
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Maryland Department of Assessments and Taxation
PRINCE GEORGE'S COUNTY
Real Property Data Search

Account Identifier: **District** - 21 **Account Number** - 2428613

Owner Information

Owner Name:	GOLDSTEIN,LEONARD R & RALPHINE	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	6900 WELLS PKWY UNIVERSITY PARK MD 20782-1051	**Deed Reference:**	1) /14846/ 668 2)

Location & Structure Information

Premises Address	**Zoning**	**Legal Description**
7306 YALE AVE COLLEGE PARK 20740	R55	JOHNSON & CURRIDENS SUB COLLEGE PARK-

Map	**Grid**	**Parcel**	**Sub District**	**Subdivision**	**Section**	**Block**	**Lot**	**Group**	**Plat No:**	A-1237
33	C4			3245		27	13	80	**Plat Ref:**	

Special Tax Areas	**Town**	COLLEGE PARK
	Ad Valorem	
	Tax Class	08

Primary Structure Built	**Enclosed Area**	**Property Land Area**	**County Use**
1924	1,284 SF	6,335.00 SF	001

Stories	**Basement**	**Type**	**Exterior**
2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	**Value As Of 01/01/2001**	**Phase-in Assessments As Of 07/01/2003**	**As Of 07/01/2004**
Land:	60,230	60,230		
Improvements:	92,310	92,310		
Total:	152,540	152,540	152,540	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	SWIFT,JOHN J & LILLIAN R ETAL	**Date:**	07/25/2001	**Price:**	$126,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/14846/ 668	**Deed2:**	
Seller:	ZALESAK,EMANUEL F & ELIZABETH N	**Date:**	09/21/1994	**Price:**	$129,900
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/ 9798/ 64	**Deed2:**	
Seller:		**Date:**	10/02/1962	**Price:**	$0
Type:	UNKNOWN	**Deed1:**	/ 2736/ 648	**Deed2:**	

Exemption Information

Partial Exempt Assessments	**Class**	07/01/2003	07/01/2004
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

EXHIBIT 6

Maryland Department of Assessments and Taxation
PRINCE GEORGE'S COUNTY
Real Property Data Search

Account Identifier: **District -** 21 **Account Number -** 2314094

Owner Information

Owner Name: RENFREW,HOLLIS W

Mailing Address: 5116 WESTPATH WAY
BETHESDA MD 20816-2318

Use: COMMERCIAL
Principal Residence: NO
Deed Reference: 1) /11993/ 322
2)

Location & Structure Information

Premises Address
4340 KNOX RD
COLLEGE PARK 20740

Zoning
CSC

Legal Description

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
33	C4	61						80	Plat Ref:

Special Tax Areas
Town COLLEGE PARK
Ad Valorem
Tax Class 08

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		.53 AC	005

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2001	Phase-in Assessments As Of 07/01/2003	As Of 07/01/2004
Land:	196,200	196,200		
Improvements:	0	0		
Total:	196,200	196,200	196,200	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	BYRD,STERLING J	**Date:**	02/27/1998	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/11993/ 322	**Deed2:**	
Seller:	BYRD,STERLING J	**Date:**	12/15/1994	**Price:**	$140,000
Type:	NOT ARMS-LENGTH	**Deed1:**	/ 9936/ 699	**Deed2:**	
Seller:	DELTA PSI FOUNDATION INC	**Date:**	09/09/1993	**Price:**	$140,000
Type:	UNKNOWN	**Deed1:**	/ 9010/ 253	**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2003	07/01/2004
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Maryland Department of Assessments and Taxation
PRINCE GEORGE'S COUNTY
Real Property Data Search

Account Identifier: **District** - 21 **Account Number** - 2298578

Owner Information

Owner Name: RENFREW,HOLLIS W

Mailing Address: PO BOX 488
COLLEGE PARK MD 20741-0488

Use: COMMERCIAL
Principal Residence: NO
Deed Reference: 1) /10333/ 548
2)

Location & Structure Information

Premises Address
4423 LEHIGH RD
COLLEGE PARK 20740

Zoning
CSC

Legal Description
BYRDS ADDN
PT PAR A EQ 25375
COLLEGE PARK-

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	
33	C4			3215	2			80	Plat Ref:	A-4448

Special Tax Areas **Town** COLLEGE PARK
Ad Valorem
Tax Class 08

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1969	8,060 SF	25,375.00 SF	005

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2001	Phase-in Assessments As Of 07/01/2003	As Of 07/01/2004
Land:	253,700	253,700		
Improvements:	310,300	310,300		
Total:	564,000	564,000	564,000	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	BYRD,STERLING J	**Date:**	09/07/1995	**Price:**	$0
Type:	MULT ACCTS ARMS-LENGTH	**Deed1:**	/10333/ 548	**Deed2:**	
Seller:	BYRD,WILLIAM K	**Date:**	01/12/1983	**Price:**	$0
Type:	UNKNOWN	**Deed1:**	/ 5629/ 668	**Deed2:**	
Seller:		**Date:**	04/30/1980	**Price:**	$0
Type:	UNKNOWN	**Deed1:**	/ 5254/ 537	**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2003	07/01/2004
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

ATTACHMENT A

CITY OF COLLEGE PARK
PROPOSAL FORM

DEVELOPER:

_____
Name (must be existing entity)

_____ _____ _____
Name of Authorized Representative Signature of Authorized Representative Title

_____
Address including Zip Code

_____ _____ _____
Telephone Number Fax Number E-Mail Address

_____
Name of Entity to be Formed (if applicable)

1. Developer's **existing** operation is: *(check or complete all applicable boxes)*

   ☐ an individual
   ☐ a partnership
      ☐ general
      ☐ limited

   Formed under the laws of_____

   ☐ a nonprofit organization
   ☐ a corporation, incorporated under the laws of_____
   ☐ a limited liability corporation (LLC) formed under the laws of_____
   ☐ Other_____

2. Developer's **proposed** operation as set forth in its proposal is as: *(check or complete all applicable boxes)*

- ☐ an individual
- ☐ a partnership
  - ☐ general
  - ☐ limited

Formed under the laws of_____

- ☐ a nonprofit organization
- ☐ a corporation, incorporated under the laws of_____
- ☐ a limited liability corporation (LLC) formed under the laws of_____
- ☐ Other_____
- ☐ Not Applicable

Note: No Bid Bond is required to be submitted with this proposal.

The following Affidavit is attached to the Bid Proposal and made a part thereof.

BRIBERY AFFIDAVIT

I,_____,the undersigned_____
(Office Held)

of_____ , being first duly sworn on oath, firms and
(Name of Business Entity)

says this_____ day of _____, 20____, that I hold the aforementioned office in

_____
(Name of Business Entity)

the said entity submitting a bid or otherwise applying for a contract with the CITY OF COLLEGE PARK, MARYLAND, a municipal corporation in the state of Maryland, for the supply of goods or services, to wit:

Downtown Parking Garage and Redevelopment Project

and that, to the best of my knowledge, information and belief, no officer, director or partner of

_____
(Name of Business Entity)

nor any employee thereof directly involved in obtaining contracts with the state of Maryland or any county or other political subdivision thereof has been convicted of bribery, attempted bribery, or conspiracy to bribe under the laws of any state or federal government for acts or omissions committed.

_____ (SEAL)
To be signed by Bidder, if the Bidder is an Individual; or by a Partner, if the Bidder is a Partnership; or by a duly-authorized Officer, if the Bidder is a Corporation

STATE OF _____)
ss:
CITY/COUNTY OF _____)

SUBSCRIBED TO AND SWORN before me, a Notary Public in and for the State and City/County aforesaid, this _____ day of _____, 20___.

_____
Notary Public

My commission expires _____, 20_____.

The following Affidavit is attached to the Bid Proposal and made a part thereof.

FALSE PRETENSES AFFIDAVIT

I,_____, the undersigned_____
(Office Held)

of_____, being first duly sworn on oath, affirms and
(Name of Business Entity)

says this_____ day of _____, 20____, that I hold the aforementioned office in

_____
(Name of Business Entity)

I FURTHER DECLARE AND AFFIRM, under the penalties of perjury, that neither I nor, to the best of my knowledge, information and belief, the above Business Entity nor any officer, director, partner, member or associate thereof, nor any of its employees directly involved in obtaining contracts with the City, has been convicted of false pretenses, attempted false pretenses or conspiracy to commit false pretenses under the laws of any state or federal government, based upon acts committed after July 1, 1981.

_____ (SEAL)
To be signed by Bidder, if the Bidder is an Individual; or by a Partner, if the Bidder is a Partnership; or by a duly authorized Officer, if the Bidder is a Corporation

STATE OF _____)
ss:
CITY/COUNTY OF _____)

SUBSCRIBED TO AND SWORN before me, a Notary Public in and for the State and City/County aforesaid, this _____ day of _____, 20___.

_____
Notary Public

My commission expires _____, 20_____

The following Affidavit is attached to the Bid Proposal and made a part thereof.

NON-COLLUSION AFFIDAVIT

_____, being first duly sworn on oath, deposes and says:

That he/she is the

_____

(Owner, Partner, Title if on behalf of a Corporation)

of

_____,

(Name of Business, Corporation or Partnership)

the party submitting the foregoing Bid; that (he has not) (no officer of the said Corporation has) (no partner of the said Partnership has) nor has any person, firm or corporation acting on (his/her) (its) (their) behalf, agreed, conspired, connived or colluded to produce a deceptive show of competition in the compilation of the Bid being submitted herewith; and that (he/she) (the said Corporation) (the said Partnership) has not in any manner, directly or indirectly, entered into any agreement, participated in any collusion to fix the Bid Price of the Bidder herein or any competitor, or otherwise taken any action in restraint of free competitive bidding in connection with the contract for which the within Bid is submitted; that in making this Affidavit, the affiant represents that he/she has personal knowledge of the matters and facts herein stated.

_____(SEAL)

To be signed by Bidder, if the Bidder is an Individual; or by a Partner, if the Bidder is a Partnership; or by a duly-authorized Officer, if the Bidder is a Corporation

STATE OF _____)

ss:

CITY/COUNTY OF _____)

SUBSCRIBED TO AND SWORN before me, a Notary Public in and for the State and City/County aforesaid, this _____ day of _____, 20___.

_____

Notary Public

My commission expires _____, 20_____