



ORPE HUMAN RIGHTS ADVOCATES

5457, Twin Knolls Rd. Suite 300 | Columbia, MD 21045

<https://orpe.us>

The Strategic Team of the ORPE Human Rights Advocates has read with interest the rules associated with the Request for Proposal associated with the propriety located at 1101 Winston Avenue, Baltimore, MD 21202 (0209 Winston Middle). We are a 501(C)(3) Non-profit in good standing with the State of Maryland.

After conducting deep assessment and the facility area of the propriety of interest, our Board concluded that this Facility would be a best fit to implement our organization's project expected to accomplish two main goals:

Goal 1: Promote project deemed to empower citizens living in poverty to become economically self-sufficient. Three programs are expected to be implemented for the purpose of accomplishing this first goal:

- 1) *Responding to the Growing Need of Residential and Treatment Centers for Pregnant and Postpartum Women with SUD and their Infant (Project MOM)*

According to the Assessment Report prepared by EMG Corp on July 6, 2019, the propriety has 7.5 Acres with Building area of 100,060 SF. Based on this assessment, the Team of OHRA proposes to capitalize the property in the following way: 55,000 SF to be capitalized for the redevelopment of Residential Treatment and Respite Facility for Pregnant and Postpartum Women with Substance Abuse Disorders (SUD) and their Infants. The above stated 55,000 SF will be capitalized in the following way: 1) 15,000 SF will serve for redevelopment of 24 spacious 1 Bedroom of 500 SF each; 2) 20,000 SF will serve for the redevelopment of Integrated Behavioral Health Treatment Center; 3) 12,000 SF for the redevelopment of "Self-sufficient Income Programs"; and 4) 8,000 SF for activities associated with Coordinated Supportive Services. 35,000 SF will be capitalized for the implementation of high learning and training programs deemed to equip and empower youth, and adults with international affairs and diplomatic skills; executive and transformational leadership skills.

Note: The above stated demonstrations are based on the needs and requirements addressed within the scope of the **Project MOM**. Thus, we seize this occasion to inform that ORPE Human Rights Advocates was already selected and approved for funding by the DHCD for the purpose of implementing the Project MOM.

- 2) *Responding to the Growing Need of Programs Centered on Empowering Low-Income and People Living in Poverty Out of Poverty (Self-sufficient Income Programs)* (<https://orpecharity.org/self-efficacy>)
 - Professional Skills Building
 - Personal Development and Self-Efficacy Skills Development
 - Entrepreneurship path skills development and project initiatives support: one-on-one project implementation and development support
 - Jobs creation and jobs placement programs
- 3) *Responding to the Growing Need of Coordinated Supportive Services and Social Works* (<https://orpecharity.org/supportive-services-1>)
 - Housing Services
 - Crises Intervention Services
 - Coordinated Social Works

- Integrated Behavioral Health and Primary Care Services (<https://orpecharity.org/health-for-uninsured>)

Goal 2: Promote project that equip and empower the next generation of strong enough and wise enough transformational leaders expected to advocate and implement policies deemed to positively transform Baltimore, organizations, communities, our nation, or our world for the benefit of people.

The project learning methods will be based on learning by doing. It will involve performance on the art of leadership, the art of advocacy, the art of negotiation, strategic thinking, and international affairs and diplomatic skills development programs. The remaining SF will be allocated to this goal.

Our Ability to Carry Out the Repair, Renovation, and Remodeling Works Immediate After Award

The members of our construction team have experiences, proven and trucked records of performing construction, renovation, and remodeling works similar to those needed to be performed within the scope of Project MOM. For example, Optimum Construction has extensive experience and its record of construction and redevelopment works can be seen by visiting the website <https://orpetimumconstruction.com>. Addition, Orpe Advocates has funds available to cover the pre-redevelopment costs and immediate repair costs associated with the 0209 Winston Middle Propriety. According to the Assessment Report prepared by EMG Corp on July 6, 2019, the estimated immediate repair costs total associated with the building was evaluated at \$ 459,622. Our Redevelopment Team has retained the Optimum Construction to carry out the repair works. Accordingly, based on the information and metrics provided in the Assessment Report, it is the assumption of our Redevelopment Team that within a **timeline of less than ten months** following the award, the immediate repair, renovation and remodeling works should be completed. Details in regard of developer capacity and experiences are provided in the Project Description Manual attached with this letter of interest.

Project's Benefits for Baltimore, Maryland, or our Nation

ORPE Human Rights Advocates' Program of Empowering Lives in Poverty out of Poverty is a set of socioeconomic status improvement and rehabilitation programs that provide a second chance to adult and youth change their socioeconomic status from insufficient income to the status of self-sufficient income. The project is set to empower homeless, low-income, youth, and adult with high-performing professional skills expected to make them competitive in the job markets. The component of entrepreneurship programs is tailored to encourage qualified low-income individuals, youth and adult with entrepreneurship vocation and initiatives to get all needed supports from the startup phase of a project to its development phase. These training programs are expected to provide learning settings that bring a wide range of benefits to low-income citizens, youth, families, and communities. Programs will support social, emotional, cognitive, academic, and leadership development. Programs are also tailored to reduce risky behaviors, promote physical health, and provide a [safe and supportive environment](#) for youth and adult. The ORPE Advocates' programs are expected to provide a significant return-on-investment, with every \$1 invested saving at least \$10 through increasing homeless, low-income, adult and youth's earning potential; awakening youth and adult consciousness; which are key to improving self-efficacy and performance and reducing poverty, crime, and juvenile and adult delinquencies.

In addition, with this new era of China's political and economic domination ambition around the world, it is time for our Nation to redesign and embrace new strategies of doing business with the rest of the world. Dealing with challenges of the new era requires bestowed and skillful leaders dotted with abilities to develop innovative solutions and excellent tact in dealing with the world economy. Thus, within this concern in mind, 35,000 SF of the total building size will be used to promote programs that empower and equip transformational leaders expected to become strong enough and wise enough to advocate, formulate new strategies and implement policies deemed to transform Baltimore, organizations, communities, our nation, or our world for the benefit of people. This program will be managed by the United States institute of Leadership and Diplomacy. A MOU is available upon request.

Furthermore, it is the assumption of our C-Level leadership that the project MOM will create more than 100 good paying jobs in Baltimore at the launching phase and more than 200 jobs at its development phase.

Redevelopment and Management Team

As stated above, we have constituted Project Redevelopment Team who will oversee over all issues associated with the project to be implement at 1101 Winston Avenue, Baltimore, MD 210202. This Team is composed of Project Director, Attorney, Construction Consultant, Construction Contractors, Architect, CFO, and COO. Below you will find the names and contact information of the members of the Project Management Team.

Project Director	Attorney	Constructor	Construction Consultant	Architect
Orpe Human Rights Advocates (Minority-Owned)	Liff, Walsh & Simmons	Optimum Construction	DMS Construction Consulting (Minority-Owned)	Stewart Craig Arht (Minority-owned)
Edward-T Moises	Thomas W. Simmons	Mr. Mark /or Steve Swetlow	Mr. Kirk Miller	Stewart Craig
moises@orpe.us	ewise@eagletitlellc.com	m.a@optimumconstructor.com	kirk.miller@us.rlb.com	
(410)-588-0818 - O	(410)-266-3600 - O	(240)-422-9990	(410)-740-1671	(410)-465-7687
(240)-712-2897 - M	(443)-569-7270 - M			
5457 Twin Knolls Rd, Ste 300. Columbia, MD 210	181 Harry S. Truman Pkwy Ste 200. Annapolis, MD 21201	17620-A Redland Rd. Rockville, Maryland	5550 Sterret Place, Ste 300 Columbia, MD 21044	8329 Main St Ellicott City, MD

As it can be observed in our websites (<https://orpe.us>), OHRA is surrounded by well-trained, experienced and united team imparted with divine core values and whose missions are driven on the premise of assisting and empowering low-income people facing hardships and challenges in their respective communities. Our first goal is driven by the idea of being able to move low-income people from the status of insufficient income to the status of self-sufficient income. Our second goal is guided by the idea of providing an opportunity to qualified youth, and adults who otherwise unable to enroll in a high-skilled level of leadership education the ability to access and learn high-caliber leadership skills and make them discover their areas of self-efficacy and their true life's purposes.

This proposal will remain valid for not less than 180 days from the date of the approved of the selection of the Respondent.

Sincerely,

Edward T. Moises

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