

State of Maryland

2007 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
1471	SB117	3249	HB1273	Old Waldorf School Community Center
3. Senate Bill Sponsors			House Bill Sponsors	
Middleton			Charles County Delegation	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Charles County			\$100,000	
6. Purpose of Bill				
Grant to the Board of Directors of the Friends of Old Waldorf School Foundation, Inc. for the construction, repair, renovation, reconstruction, and capital equipping of the Old Waldorf School for use as a community center, located in Waldorf.				
7. Matching Fund Requirements				
Grantee shall provide and expend a matching fund. No part of the grantee's matching fund may be provided, either directly or indirectly, from funds of the State, whether appropriated or unappropriated. No part of the fund may consist of real property. The fund may consist of in kind contributions or funds expended prior to the effective date of this Act.				
8. Special Provisions				
9. Contact Name and Title		Contact Phone	Email Address	
Sandi Middleton		202-354-3340	sandi_middleton@bcd.uscourts.gov	
10. Description and Purpose of Grantee Organization (3000 characters maximum)				
The Friends of Old Waldorf School Foundation, Inc., (FOWS), founded in 1994, is a 501 (c)(3) non-profit charitable organization with an all-volunteer Board of Directors and a membership consisting of former alumni, concerned citizens and business leaders. Our mission is to preserve the historic old Waldorf School, the last remaining public building from the early days of Waldorf, as an historic landmark, and convert it into a multi-service community center for current and future generations to use and enjoy. We seek to document the history of the school and the town of Waldorf. Currently, FOWS' History Committee is researching, documenting and preserving important old documents, historical photos, and memorabilia from the early days of Waldorf for displays and reference, and it plans to produce a pamphlet on Waldorf's history for activities to commemorate Charles County's 350th Anniversary in 2008.				

11. Description and Purpose of Project (3000 characters maximum)

The 1930 Historic old Waldorf School consists of five classrooms, an auditorium, stage, and a small office (approx. 7500 sf). Prior to our renovation efforts, the building was vacant for more than 16 years during which time it deteriorated substantially due to vandalism and neglect. Additional funds are needed to finish this project due to unknown factors that arose after cost projections were made and building construction had begun in 2001. The major unanticipated factor was the discovery of mold and bacteria that had to be removed from the interior walls at a cost of \$114,000.00 that required change orders to temporarily delete certain items from the construction project until additional funds could be raised. FOWS has renovated about 90% of the building and it is used as follows: Waldorf Head Start Center, approx. 75 students, 7 staff - four rooms (2572 sf), provides an early learning program for pre-K students from low/moderate income families and pre- and after-care services. Ballet Arts Academy (BAA), approx. 60 students, 2 staff - uses the backstage (862 sf) as its studio and shares space in the multi-service room (640 sf) for a lounge, provides training in the classical ballet arts. Auditorium (2519 sf) and stage (243 sf) - for use by various groups for performances, auditions, large meetings (capacity 340), and as overflow space for the Greater Waldorf Jaycee Foundation. Funds are needed to repaint and seal the building exterior, to install interior storm windows and insulate crawl spaces to reduce utility costs and complete the final phase of the project. At present, 75 % of FOWS' income is spent on utility costs and proceeds from our fund raisers were needed to supplement operating funds for the past two years. The final phase includes renovating the multi-service room (640 sf) by replacing the floor, upgrading HVAC, and installing a kitchenette for future catered events; and replacing the floor and adding heat to the Office (284 sf) that will be FOWS' official headquarters for operation, records maintenance, and management of the building.

Round all amounts to the nearest \$1,000. The totals in Items 11 (Estimated Capital Costs) and 12 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.

12. Estimated Capital Costs

Acquisition	NA
Design	\$55,000 (completed)
Construction	\$875,000 (90% completed)
Equipment	\$30,000
Total	\$960,000

13. Proposed Funding Sources – (List all funding sources and amounts.)

Source	Amount
Proposed 2007 State Grant	\$100,000
2001 SB-393 State Grant	\$200,000
CDBG (HUD-Federal Funds)	\$350,000
1995 State Grant (amended 1997, 1998)	\$100,000
Local County Government funds (1999)	\$ 55,000
FOWS' Fundraising Efforts/In-kind Services	\$155,000
Total	\$960,000

14. Project Schedule

Begin Design	Complete Design	Begin Construction	Complete Construction
1996	1997	2001	2008
15. Total Private Funds and Pledges Raised as of January 2007		16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete
\$155,000		1250	3500
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
1995 SB-195*	\$100,000	Preservation Loan (*amended 1998, SG-758)	
2001 SB-393	\$200,000	Preservation Loan	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Friends of Old Waldorf School Foundation, Inc. (FOWS) P.O. Box 954 Waldorf, Maryland 20604-0954		Waldorf School 3074 Crain Highway Waldorf, Maryland 20601	
20. Legislative District in Which Project is Located			
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Steven H. Scott, Esq.	Has An Appraisal Been Done?	Yes/No
Phone:	(301) 934-9969		NA
Address:		If Yes, List Appraisal Dates and Value	
Chapman, Bowling & Scott P.O. Box 610 LaPlata, MD 20646-0610			
24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
FOWS - None	1	\$42,000	\$45,000
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee <u>own</u> or <u>lease</u> (pick one) the property to be improved?			lease
B. If owned, does the grantee plan to sell within 15 years?			NA
C. Does the grantee intend to lease any portion of the property to others?			Yes
D. If property is owned by grantee and any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
So. Md. Tri-County Community Action Com.	5 years	\$32,000/yr	2572
Ballet Arts Academy at the Old Waldorf School	Annual	\$9,000/yr	862
Other - Rental of Auditorium for Public Events	per event	\$300/event	2519
Other - Rental of Multi-service room for public meetings, reception area at catered events, etc.	per event	\$150/event	640

E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
Charles County Government	30 years	Yes (two 5-year renewals)	
26. Building Square Footage:			
Current Space GSF		9875	
Space to Be Renovated GSF		same	
New GSF		9875	
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			1930
28. Comments: (3000 characters maximum)			
<p>The Greater Waldorf Jaycee Foundation is our good neighbor/friend and it leases the adjacent property from the County for its organization. The Jaycee Foundation has provided substantial support to FOWS' renovation project via in-kind services and labor over the past 6 years. After construction funds were expended in 2001, the Jaycees painted the interior of the building and refinished the floors in the auditorium and classrooms providing all materials and labor. In August 2005, the Jaycees removed and replaced the damaged portion of the backstage floor helping FOWS to renovate that space for a ballet studio for its new tenant, the Ballet Arts Academy at the Old Waldorf School. In 2006, the Jaycees sponsored a fund raising dinner/concert, and they have pledged their support for another major fundraiser in November 2007. FOWS completed the installation of a sidewalk and handicap ramp in 2005 at the front entrance which now allows the auditorium to be used and rented for performances and large gatherings or meetings, thereby providing funds to help offset utilities used for that area. The Waldorf Jaycees designated and striped the required number of parking spaces at the end of the handicap ramp and they continue to pledge their support for our project. FOWS has received support from numerous other business and community groups such as the Chaney Foundation, Lions Club, Home Depot, Zonta, and others over the years.</p>			